MEMORANDUM

TO: City Council
City of Saugatuck

FROM: Grayson Moore
Director of Planning/Zoning

DATE: May 26, 2026

RE: Planned Unit Development Request, AMK Holdings LLC: 640 Water Street

REQUEST: The applicant requests approval of a Planned Unit Development (PUD) ordinance and associated conceptual development plan for the property located at 640 Water Street. The request includes adoption of the PUD zoning designation and amendment of the official zoning map for the subject property.

BACKGROUND: The subject property is located within the C-2 Downtown Waterfront Preservation District and is currently occupied by an existing one-story commercial structure proposed for demolition. The applicant proposes redevelopment of the property with a mixed-use building containing commercial space on the first floor and residential units above intended for short term rental use.

The Planning Commission conducted a public hearing on March 19, 2026 and subsequently recommended approval of the Planned Unit Development application and associated ordinance to the City Council.

The City Council conducted a public hearing on March 23, 2026 in accordance with the requirements of §§ 154.110 through 154.118 of the Zoning Ordinance.

REVIEW: Pursuant to § 154.117(G)(7), the City Council is responsible for making a final determination on the Planned Unit Development following review of:

- The site plan;
- The recommendation of the Planning Commission;
- Reports and recommendations from the Zoning Administrator;
- Comments from city consultants; and
- Comments from reviewing agencies.

The proposed development generally advances the intent of the C-2 Downtown Waterfront Preservation District by promoting redevelopment within the downtown waterfront area, maintaining pedestrian orientation, and encouraging mixed-use development.

The submitted plans have been revised throughout the review process in response to comments from staff, the Historic District Commission, the Planning Commission, and the City's consulting engineer.

The proposed structure is identified on the submitted plans as a 2.5-story building. The "third-floor" area is substantially contained within the roof form and includes open-to-below areas consistent with the ordinance definition of a half-story. Based on the submitted elevations and floor plans, the proposal appears to comply with the district maximum of 2.5 stories. The submitted elevations also indicate a maximum peak building height of 32 feet, which is consistent with the maximum height permitted within the district. Final verification of all height measurements and building code requirements will occur during the construction permitting process.

Additional compliance review associated with utilities, stormwater management, engineering requirements, and construction details will occur during subsequent permitting.

RECOMMENDATION: The Planning Commission and Historic District Commission both recommended approval of the proposed plans following their respective reviews.

Staff recommends approval of the Planned Unit Development ordinance, conceptual PUD plan, and zoning map amendment, subject to the conditions listed below.

Sample motions are provided below:

> *I move to **approve** Planned Unit Development (PUD) Ordinance No. 260526-A, including the associated amendments to the City of Saugatuck Zoning Map, the conceptual PUD plan dated May 8, 2026 for the property located at 640 Water Street, and the easement agreement dated May 20, 2026.*
>
> *This approval is based on findings that the proposed PUD satisfies the intent and review standards of § 154.117 and all other applicable provisions of the Zoning Ordinance, as documented in the staff memorandum and Planning Commission recommendation, subject to the following conditions:*

- *Compliance with the City Engineer review letter dated February 5, 2026;*
- *Compliance with the zoning review comments dated May 20, 2026;*
- *Obtaining all required permits and approvals from applicable agencies; and*

- *Recording of the affidavit required pursuant to § 154.117(G)(9).*

Or:

*I move to **postpone** consideration of the Planned Unit Development (PUD) ordinance, conceptual PUD plan, and associated zoning map amendment for the property located at 640 Water Street to the City Council meeting of _____ to allow additional review and/or submission of additional information.*

Respectfully submitted,

Grayson Moore
_____
Director of Planning & Zoning

CITY COUNCIL
CITY OF SAUGATUCK
ALLEGAN COUNTY, MICHIGAN

ORDINANCE NO. 260526-A

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF SAUGATUCK BY APPROVING A PLANNED UNIT DEVELOPMENT OVERLAY AND ASSOCIATED PLAN FOR 640 WATER STREET

Section 1. Amendment to Section 154.043 of the Zoning Ordinance. Subject to the terms and conditions of this Ordinance and the development plan ("Plan") associated with the Planned Unit Development ("PUD)" request submitted by Daniel Boggs (the "Applicant") on behalf of AMK Holdings, LLC, the City of Saugatuck Zoning Ordinance is hereby amended by an amendment of Section 154.043, the Zoning Map, to rezone the following land ("Subject Property") to PUD Overlay with the base zoning district remaining Downtown Waterfront Preservation District (DWP).

640 Water Street

(FROM COVENANT DEED LIBER 4875, PAGE 157 DOCUMENT NO. 2023010350, ALLEGAN COUNTY RECORDS)
LOT(S) 29, 30 AND NORTH ONE-HALF OF LOT 31 OF KALAMAZOO PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 111 OF DEEDS, PAGE 551 OF ALLEGAN COUNTY RECORDS.

Section 2. Terms and Conditions of the Planned Unit Development Overlay District. The rezoning of land to PUD Overlay and approval of the Plan submitted by the Applicant are expressly subject to the following terms and conditions:

A. Site Development. The development of the Subject Property shall comply in all respects with the Plan, last revised May 8, 2026 (Sheet A-1), except if amended in accordance with the City of Saugatuck Zoning Ordinance.

B. Land Use. The Plan includes construction of a two and a half (2.5) story mixed-use building oriented toward Water Street and the Kalamazoo River. The first floor includes one retail/commercial tenant space with a potential riverfront dining patio. The second floor includes three (3) dwelling units as upper-story residential use, intended for, but not limited to, short-term rental occupancy.

C. Building. The building will be no higher than (2.5) stories, 28 feet at the mid-roof, and 32 feet at the roof ridge. The building includes design and materials are subject to the approval granted by the Historic District Commission and consistent with sheets A-1 to A-5.

D. Parking and Mobility. The Plan includes three (3) off-street parking spaces accessible via an existing driveway along Water Street. Pedestrian circulation improvements include new concrete sidewalks, patios, and paved pedestrian areas. Vehicle and emergency access shall be accommodated by a single driveway to the proposed parking lot. All vehicular and pedestrian access easements shall be reviewed and approved by the City Attorney. After review, the City Attorney may require modification of the terms of the easements before the easements receive the required approval from the City Attorney.

E. Landscaping and Screening. The site shall incorporate 549 square feet of landscaped area within the lot lines. The plan includes new trees, shrubs, and perennial plantings along the Water Street frontage and river edge in accordance with the Plan. The dumpster shall be installed where shown on the Plan and fully screened with a six-foot (6') high enclosure in accordance with sheet A-1.1.

F. Stormwater and Utilities. Final stormwater management infrastructure and public water and sewer utility connection plans shall be submitted and approved by all applicable City departments and the City Engineer.

G. Fire Department Approval. The Applicant shall secure approval from the Saugatuck Township Fire Department prior to the issuance of a building permit.

H. Zoning Requirements. The development of the Subject Property shall comply with all requirements of the DWP zoning district and all other applicable requirements except as modified by this Ordinance. The following PUD modifications are approved in accordance with Section 154.113(E)(1) and (2):

1. The front setback, as measured from the Water Street right-of-way, is reduced from five (5) feet to zero (0) feet.
2. The waterfront setback, as measured from the waterfront, is reduced from 25 feet to 15 feet.
3. The parking lot setback, as measured from the Water Street right-of-way, is reduced from 20 feet to five (5) feet.

I. Waterfront Access.

1. The Plan includes a public waterfront walking path located within the waterfront yard area along the Kalamazoo River.
2. The waterfront path shall be no less than seven feet and eight inches (7'8") wide, and it is intended to allow pedestrians to traverse 100% of the waterfront yard width from one side to the other.
3. Legal access from the Water Street right-of-way to the waterfront walking path shall be established by an easement crossing the property located at 650 Water Street. The connecting path shall be concrete, decking, or another material along the south side of the building at 650 Water Street, then cross the parking lot to the waterfront walking path along the Subject Property.

4. A sign shall be located near the intersection of the connecting path and the Water Street right-of-way, indicating public access to the waterfront walking path. The sign design shall be consistent with any applicable City of Saugatuck wayfinding signage design guidelines.
5. The mechanism or legal instrument that memorializes public waterfront access shall be reviewed and approved by the City Attorney and City Manager. After review, the City Attorney may require modification of the terms of the legal instrument before the legal instrument receives the required approval from the City Attorney.

J. Historic District Committee Review. In accordance with City Code Section 154.03, the Applicant shall secure Historic District Committee (HDC) approval for the project before the demolition of the existing building, construction of the new building, and any other improvements that require review under this section. In the event that the HDC requires a change that is determined by the Zoning Administrator to be a minor or major amendment to the approved PUD materials, the Applicant shall be required to secure approval of the amendment prior to site development and construction of the new building.

K. Signage. The Applicant shall prepare and submit a detailed signage plan that depicts all signage proposed for the project. All proposed signage shall comply with applicable requirements of the Zoning Ordinance and City Code. All signs shall be subject to the approval of the Zoning Administrator. Approval of the PUD shall not constitute approval of any future site signage.

L. Phasing. The project shall be constructed in a single phase.

M. Application and Data Requirements. Prior to site development and issuance of a building permit, the Applicant shall provide the following for review and approval by the Zoning Administrator:

1. Legal Documentation of Single Ownership or Control. The documentation shall be in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained at public expense will continue to be operated and maintained by the developers, their successors, or other authorized entity;
2. Schedule. A specific schedule of the intended development and construction details, including the phasing or timing of all proposed improvements; and
3. Draft of Ownership and Governance Documents. These documents shall include the following:
    a. Deeds of ownership;
    b. Warranties guaranteeing ownership conveyed and described in the deeds;
    c. A list of covenants, conditions, and restrictions that are conditions of ownership upon the purchasers and owners in the planned unit development; and
    d. Association bylaws (for example, condominium or homeowner's association bylaws) which describe how the association is organized; the duties of the association to operate, manage, and maintain common elements of the planned unit development; and the duties of individual shareholders to manage and maintain their own units.

Section 3. Planned Unit Development Eligibility. The City Council determines that the Applicant has demonstrated that the project qualifies for PUD review and approval in accordance with Section 154.122 Eligibility:

A. Recognizable and Substantial Benefit. The project delivers a recognizable community benefit by redeveloping an aging waterfront site, consistent with the C-2 DWP District's intent, and by incorporating riverfront landscaping and a public walking path.

B. Minimum Area and Density. The parcel meets the minimum lot area required in the C-2 DWP District for the proposed uses, and the residential component (three upper-story dwelling units) is permitted in the district. The district does not establish a maximum density standard that the proposal would exceed.

C. Availability and Capacity of Public Services. The development will be served by existing public services and infrastructure, subject to review and approval by applicable City departments and outside agencies.

D. Compatibility with the Land Use Plan. The project is consistent with the City's Comprehensive Plan policies on downtown reinvestment, compatible mixed-use development, waterfront protection, preservation of river views, and high-quality waterfront design.

E. Compatibility with PUD Intent. The proposed redevelopment aligns with the intent of the PUD provisions by using design flexibility to address a constrained site while providing a higher-quality infill development that supports downtown activity and enhances the waterfront setting.

F. Economic Impact. The proposed commercial use and upper-story residential units are compatible with the downtown district and are not expected to impede surrounding properties or the continued use of nearby permitted uses.

G. Unified Control of Property. The development is proposed under single ownership and control, ensuring a single responsible party to implement the project in accordance with the approved PUD Plan.

H. Dedication of Utilities and Roads. No new public streets are proposed. Utility easements may be established if required during engineering review, but the project does not involve new roadway dedication.

Section 4. Project Design Standards. The City Council determines that the project design standards and requirements outlined in Section 154.113 Project Design Standards have been met by the Applicant:

A. Minimum Lot Area. The project is eligible for PUD review in the C-2 DWP District, which does not require a minimum acreage threshold for PUD consideration.

B. Compatibility with Adjacent Uses. The building height, scale, placement, and architectural materials are generally compatible with the downtown and waterfront context. The Plan includes screening and landscaping elements intended to buffer site features, including parking and service areas.

C. Permitted Uses. The proposed mix of uses (first-floor commercial/retail space and upper-story dwelling units) is allowed in the C-2 DWP District and may be authorized through the PUD approval.

D. Application Base Regulations. The Plan was reviewed against the underlying C-2 DWP District standards and applicable site development regulations. Where deviations are proposed (including reduced front, waterfront, and parking setbacks), they are addressed through the PUD modification process.

E. Regulatory Flexibility. The proposal includes requested modifications to dimensional standards (including reduced front, waterfront, and parking setbacks). The waterfront walkway component supports the flexibility provisions applicable in the C-2 DWP District by providing continuous traversable access along the waterfront yard area.

F. Permitted Mix of Uses. The project's commercial and residential components are designed to operate together and are not expected to cause nuisance impacts on surrounding properties, consistent with the district's mixed-use intent.

G. Open Space Requirements. While the C-2 DWP District does not impose a maximum lot coverage standard, the Plan provides usable, accessible open area through patios, porches, and the riverfront walkway, consistent with the district's open area requirements.

H. Frontage and Access. The Subject Property fronts on Water Street and provides access using the existing shared driveway arrangement. No additional drive openings are proposed beyond the current vehicle access point.

I. Utilities. Utilities are proposed to be underground where feasible and will be subject to review and approval through the City Engineer and utility service providers.

J. Privacy for Dwelling Units. Residential units are located on the second floor, with balconies and outdoor areas oriented toward the river and Water Street. The site design does not identify privacy conflicts that would prevent approval.

K. Emergency Access. Emergency vehicle access is shown on the Plan and remains subject to review and approval by the Saugatuck Township Fire Department.

L. Pedestrian and Vehicular Circulation. The Plan includes new sidewalks, patios, and paved areas. The waterfront pathway will be accessible to the public through an easement located at 650 Water Street.

M. Minimum Spacing. The development meets applicable spacing requirements through compliance with minimum side setbacks. Separation between off-site buildings shall adhere to applicable Building Code and Fire Code requirements.

N. Building Length. The proposed building length is within the maximum length standard for multiple-family buildings.

O. Sensitive Natural Features. The project maintains a 15-foot waterfront setback area and does not propose removing sensitive natural features. The river edge is buffered by landscaping and a setback space, as shown on the Plan.

P. Natural Vegetation Strip Along Streams. This standard is addressed through the C-2 DWP waterfront setback and proposed waterfront yard landscaping.

Q. Buffer Zone Along Property Lines. Given the downtown infill context and lot constraints, large perimeter buffer strips are neither proposed nor expected for this type of waterfront redevelopment.

R. Parking Areas. The parking area is small in scale and includes screening along the street frontage, which helps minimize visual impacts from paved areas.

S. Common Property. The Plan includes a waterfront pathway intended for public access. The applicant must ensure the pathway and access are maintained and preserved for public access through appropriate legal documentation, subject to City Attorney review and approval.

T. Easements Across Common Property. Where easements are necessary (including for the shared driveway and waterfront access), the applicant is expected to provide legal documentation to ensure long-term access and enforceability. All legal instruments, including those pertaining to the shared driveway and waterfront access, must be review and approved by the City Attorney. After review, the City Attorney may require modification of the terms of the legal instruments before the legal instruments receive the required approval from the City Attorney.

Section 5. Expiration. Construction must be initiated under a PUD approval within one (1) year from the date of the issuance of a zoning permit. Upon receipt of a written request for an extension from the Applicant, an extension of up to one (1) year may be granted by the Planning Commission if the Planning Commission feels the nature of the problems preventing project initiation is legitimate, and that the approved Plan adequately represents current conditions on and surrounding the Subject Property. If the project is not initiated within 24 months of the original

approval, the PUD is cancelled. Thereafter, the project may proceed only if it is approved after the entire PUD process is repeated, starting with a new application. In the event that an approved PUD Plan becomes null and void, the City shall initiate proceedings to amend the zoning classification of the Subject Property.

Section 6. Repeal. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 7. Severability. The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

Section 8. Effective Date. This Ordinance shall take effect seven (7) days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402

YEAS:_____
NAYS: _____

ABSENT/ABSTAIN:_____

ORDINANCE DECLARED ADOPTED.

_____
Holly Anderson
City of Saugatuck, Mayor

Jamie Wolters
City of Saugatuck, City Clerk

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an ordinance adopted by the City of Saugatuck at a duly scheduled and noticed meeting of the City Council held on _____, _____ 2026, pursuant to the required statutory procedures.

2. A summary of the above ordinance was duly published in the _____ newspaper, a newspaper that circulates within the City of Saugatuck, on _____, 2026.

3. Within 1 week after such publication, I recorded the above ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the City Council voting, and how each member voted.

ATTESTED:

_____
Jamie Wolters
City of Saugatuck, Clerk

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that AMK BLUEWATER LLC whose address is 6971 N. MAPLE RD, SALINE, MI 48176 (the "650 WATER OWNER") a limited liability company formed under the laws of the State of Michigan, and AMK HOLDINGS, LLC whose address is 6971 N. MAPLE RD, SALINE, MI 48176 (the "640 WATER OWNER") a limited liability company formed under the laws of the State of Michigan (640 WATER OWNER and 650 WATER OWNER are collectively the "Grantor"), does hereby convey, grant and release to the CITY OF SAUGATUCK whose address is 102 BUTLER STREET, SAUGATUCK, MI 49453, its successors and assigns (the "Grantee") (both "Grantor" and "Grantee" are collectively referred to as "the Parties"), the easements described herein for the following parcels of land situated in the CITY OF SAUGATUCK, in the County of Allegan, State of Michigan, which are herein identified as the 650 WATER PARCEL and the 640 WATER PARCEL, and legally described in the ATTACHED EXHIBIT 1 (both 650 WATER PARCEL and 640 WATER PACEL are collectively referred to as "the Property").

The easements areas are identified as the 650 WATER EASEMENT and the 640 WATER EASEMENT, and more specifically described in the ATTACHED EXHIBIT 1 for both Properties as the "Public Access Easement" ("Easement").

Recitals

A. Grantor limited liability companies are affiliated and 640 WATER OWNER desires to redevelop the 640 WATER PARCEL.

B. Grantee has identified that the proposed redevelopment of the 640 WATER PARCEL is likely to diminish the current availability of public waterfront access to the Kalamazoo River and Kalamazoo Lake (collectively the "Lake")

C. Grantee desires to acquire a public access easement preserving waterfront access to the Lake across the Property to ensure that public waterfront access is preserved and not diminished as a result of the redevelopment of the 640 WATER PARCEL.

Agreements

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Easement. The easement areas conveyed herein are identified as the 650 WATER EASEMENT and the 640 WATER EASEMENT, and more specifically described for both Properties as the "Public Access Easement" in the ATTACHED EXHIBIT 1 ("Easement").

2. Consideration. Grantor conveys the Easement for One Dollar ($1.00) and the benefits to be derived from the City's approval of the Planned Unit Development for the 640 WATER PARCEL and other valuable consideration as set forth herein.

3. Conveyance of Easement. Grantor conveys a permanent easement and right of way in which to allow public access over, across and through the Easement for access to the Lake.

4. Use of Easement. The Easement is intended to be used by the Grantee and the public for the access to the Lake by pedestrian access only and no motor vehicles, wagons, golf carts, or other vehicles or apparatus with any type of motor, except for bicycles, electronically powered bicycles, power wheelchairs, and similar devices, including those as required by the Americans with Disabilities Act, shall be used on the Easement for access to the Lake without the express prior approval of the Grantor. Neither the Grantor nor the Grantee shall place, or permit to be placed, trees, major shrubbery, fences, buildings, structures or other construction of any kind or nature upon, over or under the Easement without the prior written consent of the other. Neither the Grantor nor the Grantee shall unreasonably withhold such consent. The Easement does not include and this agreement does not convey any right to construct, or place any boat dock, shore station, mooring buoys, or any other structure or apparatus along the edge of the Property.

5. Indemnities. The Grantor hereby agrees to save and hold Grantee harmless from any and all claims, debts, causes of action or judgments for any damage to property and/or injury to any person which may arise out of any construction within or use of easement areas by the Grantor, its agents, employees, representatives, contractors, successors or assigns. The Grantee hereby agrees to save and hold Grantor harmless from any and all claims, debts, causes of action or judgments for any damage to property and/or injury to any person which may arise out of any use of easement areas by the Grantee, its agents, employees, representatives, contractors, successors or assigns, or the public. Grantee shall provide liability insurance of the kind and amount which it carries for any other public areas within the City of Saugatuck for the Easement. Adding the Easement area to existing liability insurance policies shall be sufficient to satisfy the requirements of this provision.

6. Maintenance; Repairs. Grantor shall be responsible for the maintenance and repair of the Easement, including the costs of the maintenance and repair work and materials. However, if the Grantor and Grantee agree that the need for maintenance and repairs is caused by use of the Easement by Grantee, its agents, employees, representatives, contractors, successors or assigns, or the public, then the Grantee shall promptly reimburse Grantor for any maintenance or repairs which are occasioned by use of the Easement by Grantee, its agents,

employees, representatives, contractors, successors or assigns, or the public. If the Easement requires maintenance and repairs and the Grantee agrees that the Grantee is at least partially responsible for the costs of such maintenance and repairs under this provision, the Grantee shall be responsible for procuring the contractors or vendors to perform the work. No maintenance and repair work shall be performed on the Easement unless both the Grantee and Grantor agree on the scope of work and project plans, and such consent shall not be unreasonably withheld.

7. Non-Exclusive Easement. The Grantor reserves the right to grant to others additional easement rights, in the easement hereby being granted, for the installation and maintenance of gas, electric power, telephone structures and lines; said right being subject to approval set forth in paragraph 4 above. All such additional easements shall be subject to the prior rights of the Grantee and additional expenses incurred in the construction, maintenance, repair or replacing resulting from these additional easements and the presence of gas, electric or telephone structures and lines, shall be assumed by the Grantor or its successors or assigns.

8. Rules; Enforcement. Grantee may, at its discretion, apply such reasonable rules as may be established by the Parks and Recreation, or similar, Department, or by City Ordinance. As long as the Grantee agrees to any rules imposed by the Grantor, the Grantor may apply such reasonable rules for the Easement, provided they are no less restrictive than the rules set by the City of Saugatuck, and that they do not unreasonably interfere with the use of the Easement for access to the Lake. By way of example, without limitation, as long as the Grantee consents to such rules and regulations, the Grantor may prohibit smoking, weapons, pets, and other activities customary in building and land use rules. Grantor may enforce private property parking in compliance with Michigan law.

9. Enforcement. The Parties shall be entitled to enforce this Easement Agreement by bringing an action for specific performance in the Allegan County Circuit Court and shall be entitled to recover their costs and attorney fees for any action in which they are successful in obtaining enforcement of the Easement Agreement from the court.

10. Severability. If any term, covenant, or condition of this Agreement or the application of which to any party or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of the term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

11. Notice and Consent. Except as otherwise provided, all notices and consents required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

12. Time is of the essence. Time shall be of the essence in the performance and actions undertaken under this Agreement.

13. Exhibits. One exhibit is attached to and is a part of this Agreement:

    a. Exhibit 1—Legal description of the 640 WATER PARCEL and 650 WATER PARCEL and Legal Description and Survey of Public Access Easement Area.

14. Effective date. This Agreement shall be effective as of the date and time when the Parties sign this Agreement.

15. Binding Agreement; Assignment. This Agreement shall be binding on and for the benefit of the parties hereto, their heirs, representatives, successors and assigns and the obligations of the Grantor shall run with the land. The rights granted in this Agreement shall not be assigned by Grantee in whole or in part except with the prior written consent of the Grantor, which shall not be unreasonably withheld.

16. Entire agreement. This Agreement and all exhibits form the entire agreement between the parties regarding the subject matter of this Agreement and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Agreement may not be modified except by a written document signed by both parties.

WITNESSES:

_____

640 WATER OWNER:

By: _____

Its: _____

Date: _____

650 WATER OWNER

_____

By: _____

Its:_____

Date: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ on behalf of _____.

_____
Notary Public
_____ County, _____
My commission expires: _____

WITNESSES:

CITY OF SAUGATUCK:

_____

By: _____

Its:_____Date:_____

By:_____

Its:_____Date:_____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ on behalf of _____.

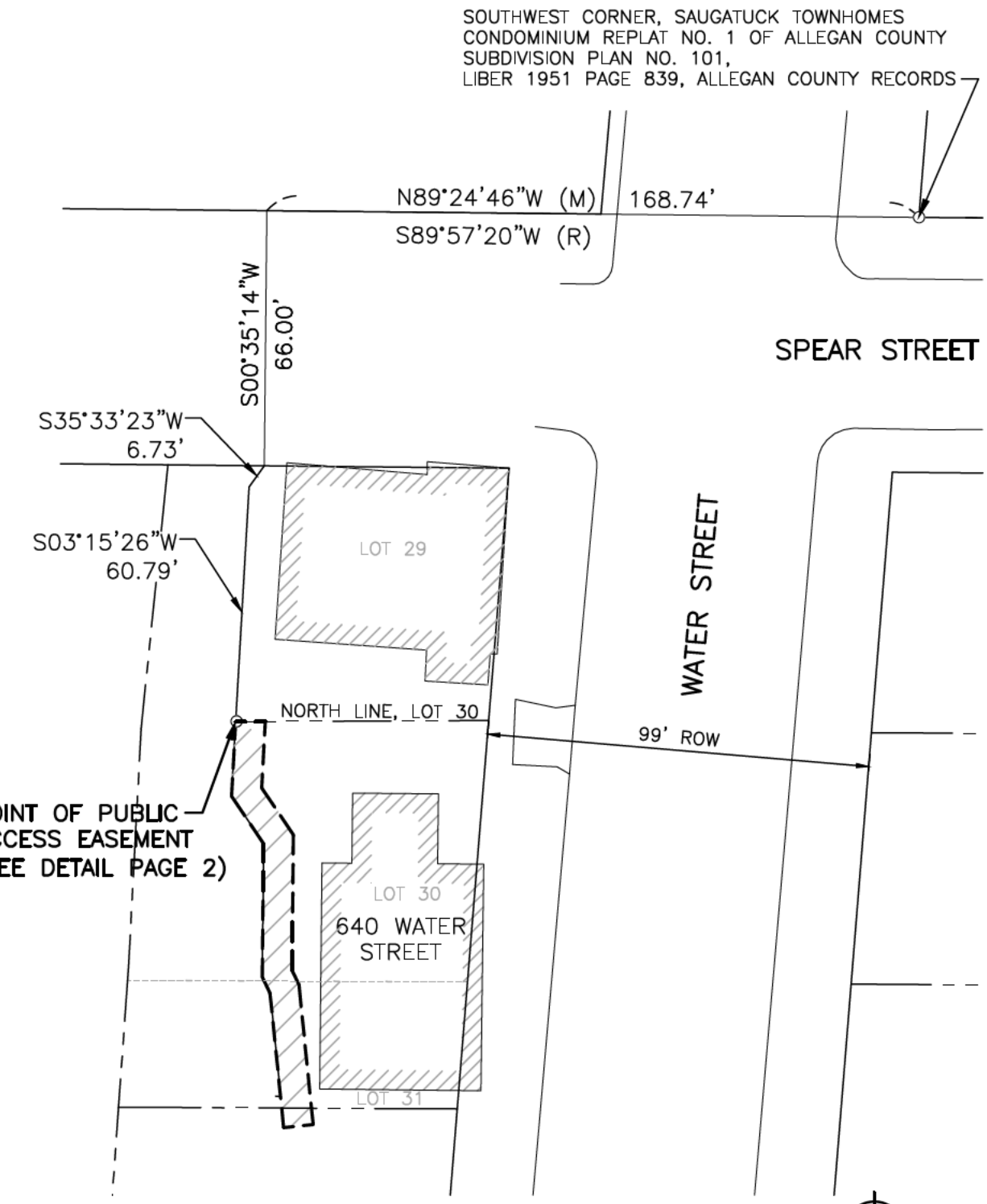
_____
Notary Public
_____ County, _____
My commission expires: _____

Prepared By:
Durellaw, PLC
Jonathan Durell (P78781)
644 Lovett Ave SE, Suite C
Grand Rapids, MI 49506

Exhibit 1

(Insert Legal Description of Property and Easement Area Exhibits)

EXHIBIT 1
PUBLIC ACCESS EASEMENT



BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED

FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE

©Copyright 2025 All Rights Reserved

PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_640 WATER.DWG LAYOUT: 640 WATER STREET DATE: 1/29/2026 TIME: 12:35:41 PM USER: MLNITENGALE

fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

640 Water Street
Saugatuck, Michigan

Public Access Easement

01/29/2026

PROJECT NO.
2501331

1 of 2

EXHIBIT 1
PUBLIC ACCESS EASEMENT

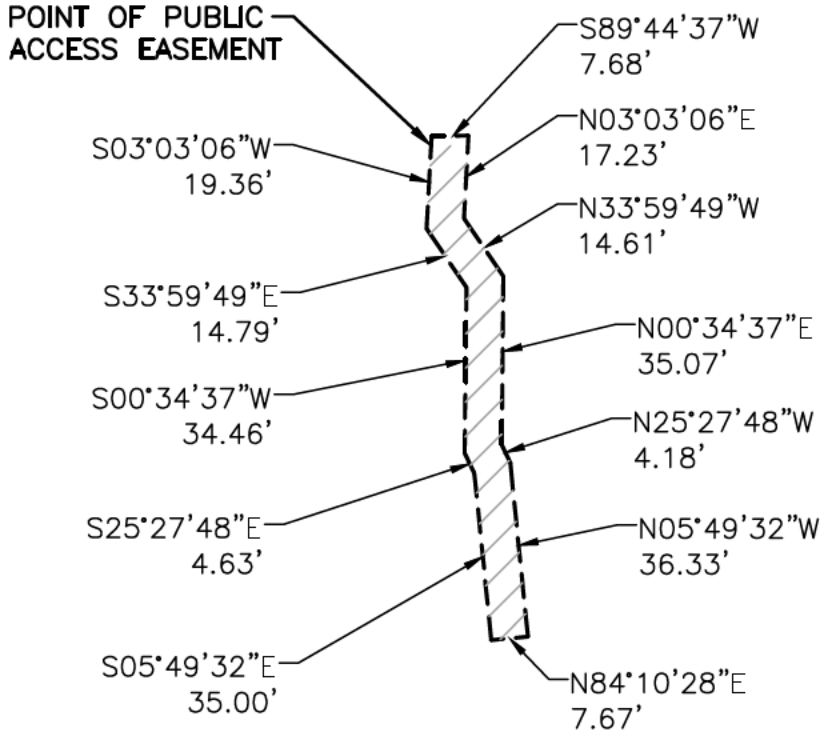
PROPERTY DESCRIPTION (FROM ALLEGAN COUNTY EQUALIZATION DEPARTMENT)

LOT 30 AND NORTH 1/2 LOT 31, KALAMAZOO PLAT, SECTION 9, TOWN 3 NORTH, RANGE 16 WEST, ALLEGAN COUNTY, MICHIGAN.

PUBLIC ACCESS EASEMENT:

ALL THAT PART OF LOT 30 AND THE NORTH 1/2 OF LOT 31, KALAMAZOO PLAT, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAUGATUCK TOWNHOMES CONDOMINIUM, REPLAT NO. 1 OF ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 101, AS RECORDED IN LIBER 1951, PAGE 839, ALLEGAN COUNTY RECORDS; THENCE ALONG THE EXTENDED NORTH LINE OF SPEAR STREET (66–FOOT RIGHT–OF–WAY) NORTH 89°24'46" WEST (RECORDED IN SAID CONDOMINIUM AS SOUTH 89°57'20" WEST) 168.74 FEET; THENCE SOUTH 00°35'14" WEST 66.00 FEET TO THE SOUTH LINE OF SPEAR STREET AND AN EXISTING WALL; THENCE ALONG SAID WALL, SOUTH 35°33'23" WEST 6.73 FEET; THENCE CONTINUING ALONG SAID WALL, SOUTH 03°15'26" WEST 60.79 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF LOT 30 AT A CHISELED X ON TOP OF SAID WALL; THENCE ALONG SAID WALL THE FOLLOWING 5 COURSES: SOUTH 03°03'06" WEST 19.36 FEET; SOUTH 33°59'49" EAST 14.79 FEET; SOUTH 03°34'37" WEST 34.46 FEET; SOUTH 25°27'48" EAST 4.63 FEET; SOUTH 05°49'32" EAST 35.00 FEET; THENCE NORTH 84°10'28" EAST 7.67 FEET; THENCE NORTH 05°49'32" WEST 36.33 FEET; THENCE NORTH 25°27'48" WEST 4.18 FEET; THENCE NORTH 00°34'37" EAST 35.07 FEET; THENCE NORTH 33°59'49" WEST 14.61 FEET; THENCE NORTH 03°03'06" EAST 17.23 FEET TO THE NORTH LINE OF SAID LOT 30: THENCE ALONG SAID NORTH LINE, SOUTH 89°44'37" WEST 7.68 FEET TO THE POINT OF BEGINNING.



SCALE: 1" = 40'

0 20 40

BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED

FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE

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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_640 WATER.DWG LAYOUT: 640 WATER STREET DATE: 1/29/2026 TIME: 12:35:54 PM USER: MLNITENGALE

fishbeck
Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

640 Water Street
Saugatuck, Michigan

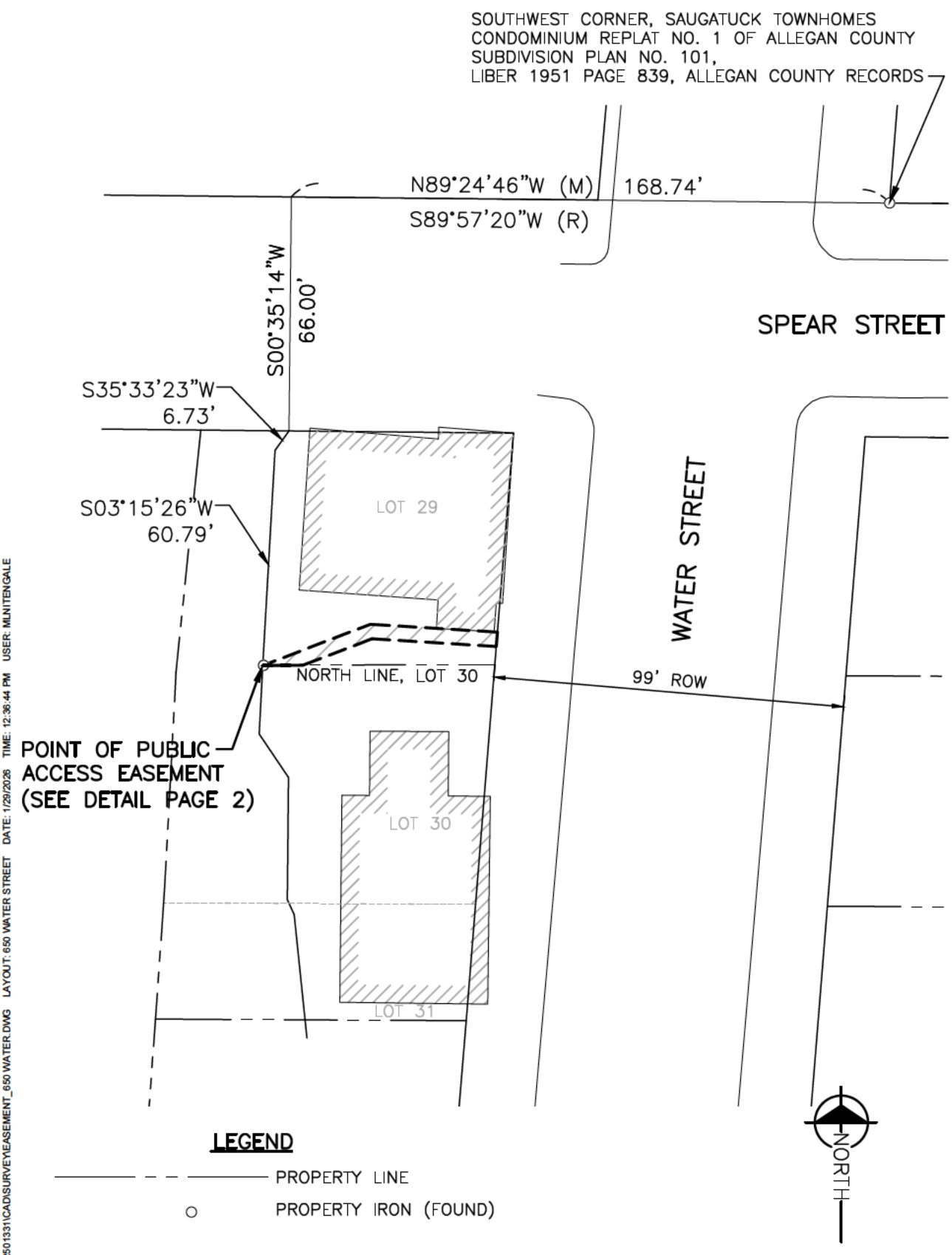
Public Access Easement

01/29/2026

PROJECT NO.
2501331

2 of 2

EXHIBIT 1
PUBLIC ACCESS EASEMENT



SCALE: 1" = 40'

0 20 40

BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED

FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE

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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_650 WATER.DWG LAYOUT: 650 WATER STREET DATE: 1/29/2026 TIME: 12:36:44 PM USER: MLNITENGALE

fishbeck
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650 Water Street
Saugatuck, Michigan

Public Access Easement

01/29/2026

PROJECT NO.
2501331

1 of 2

EXHIBIT 1
PUBLIC ACCESS EASEMENT

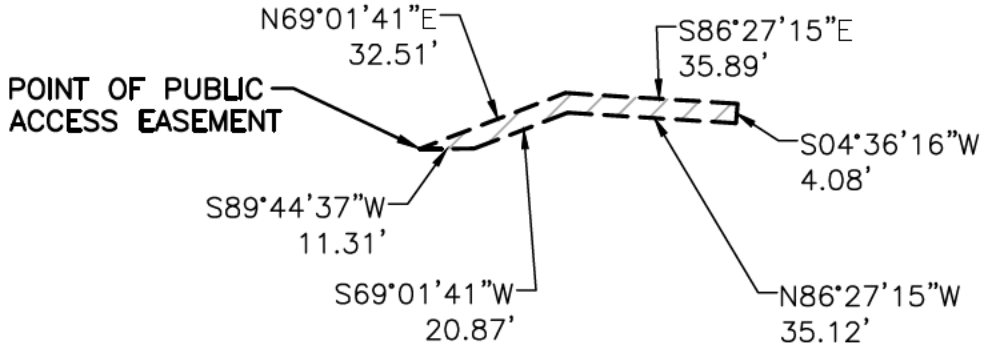
PROPERTY DESCRIPTION (FROM ALLEGAN COUNTY EQUALIZATION DEPARTMENT)

LOT 29, KALAMAZOO PLAT, SECTION 9, TOWN 3 NORTH, RANGE 16 WEST, ALLEGAN COUNTY, MICHIGAN.

PUBLIC ACCESS EASEMENT:

ALL THAT PART OF LOT 29, KALAMAZOO PLAT, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAUGATUCK TOWNHOMES CONDOMINIUM, REPLAT NO. 1 OF ALLEGAN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 101, AS RECORDED IN LIBER 1951, PAGE 839, ALLEGAN COUNTY RECORDS; THENCE ALONG THE EXTENDED NORTH LINE OF SPEAR STREET (66–FOOT RIGHT–OF–WAY) NORTH 89°24'46" WEST (RECORDED IN SAID CONDOMINIUM AS SOUTH 89°57'20" WEST) 168.74 FEET; THENCE SOUTH 00°35'14" WEST 66.00 FEET TO THE SOUTH LINE OF SPEAR STREET AND AN EXISTING WALL; THENCE ALONG SAID WALL, SOUTH 35°33'23" WEST 6.73 FEET; THENCE CONTINUING ALONG SAID WALL, SOUTH 03°15'26" WEST 60.79 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LOT 29 AT A CHISELED X ON TOP OF SAID WALL; THENCE NORTH 69°01'41" EAST 32.51 FEET; THENCE SOUTH 86°27'15" EAST 35.89 FEET; THENCE SOUTH 04°36'16" WEST 4.08 FEET; THENCE NORTH 86°27'15" WEST 35.12 FEET; THENCE SOUTH 69°01'41" WEST 20.87 FEET TO THE SOUTH LINE OF SAID LOT 29; THENCE ALONG SAID SOUTH LINE, SOUTH 89°44'37" WEST 11.31 FEET TO THE POINT OF BEGINNING.





SCALE: 1" = 40'

0 20 40

BASIS OF BEARING: MICHIGAN STATE PLANE, SOUTH ZONE, NAD 83, GPS DERIVED

FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 TELEPHONE

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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\EASEMENT_650 WATER.DWG LAYOUT: 650 WATER STREET DATE: 1/29/2026 TIME: 12:36:59 PM USER: MLNITENGALE

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650 Water Street
Saugatuck, Michigan

Public Access Easement

01/29/2026

PROJECT NO.
2501331

2 of 2


10” WIDE
16”
TALL
PUBLIC
WATERFRONT
ACCESS

03-57-300-029-00
03-57-300-030-00

Allegan County MI Register of Deeds
Bob Genetski, Register of Deeds
Document # 2023010350
OPR LIBER 4872 PAGE 157
Recorded: 07/19/2023 09:34 AM

COVENANT DEED

(Platted/Condominium)

Drafted By:
Kevin Schafer, Manager

Return To:
AMK Holdings, LLC

Send Tax Bills To:
AMK Holdings, LLC

Recording Fee: $30.00
File Number: 991185 KCM

State Transfer Tax: $
County Transfer Tax: $

Tax Parcel No.: 03-57-300-029-00, 03-57-300-030-00

THE CURRENT YEAR TAX WAS NOT AVAILABLE FOR EXAMINATION

PENDING RECEIPT OF DENIAL OF HOMESTEAD TAX EXEMPTION

THIS CONVEYANCE is made this July 14, 2023, **BETWEEN**
3520 36th Street Property, LLC, a Michigan limited liability company
whose address is 6300 Venture Hills Blvd SW, Byron Center, MI 49315, Grantor, grants and conveys,
AMK Holdings, LLC, a Michigan limited liability company
whose address is 6971 N Maple Rd, Saline, MI 48176, Grantee

The Grantor, for and in consideration of the sum of

Real Estate Transfer Tax Valuation Affidavit filed herewith

said sum having been paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, all right title and interest in a certain parcel of land known and described as follows as situated in the City of Saugatuck, County of Allegan, State of Michigan, to wit:

Lot(s) 29, 30 and the North one-half of Lot 31 of KALAMAZOO PLAT, according to the plat thereof recorded in Liber 111 of Deeds, Page 551 of Allegan County Records.

More commonly known as: **640 and 650 Water Street, Saugatuck, MI 49453**

RECEIVED
'23 JUL 18 PM 2:29

Subject To:
Existing building and use restrictions, easements of record, and zoning ordinances, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title,

First American Title™
Tax Certification # 331018
Obtained from Allegan County Treasurer Prior to Recording

env

First American Title

RETURN TO:
First American Title
10291 E. Grand River, Ste B
Brighton, MI 48116

interest, claim or demand whatsoever, of the Grantor, either in Law or Equity, of, in, and to the above bargained premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the Grantee, their heirs and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that the Grantor, has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or encumbered in title, estate or otherwise howsoever.

Dated this July 14, 2023.

*(**Attached to and becoming a part of Covenant Deed dated: July 14, 2023** between 3520 36th Street Property, LLC, a Michigan limited liability company, as Grantor(s) and AMK Holdings, LLC, a Michigan limited liability company, as Grantee(s).)*

Seller(s):

3520 36th Street Property, LLC, a Michigan limited liability company

By: _____
Name: Kevin Schafer
Title: Manager

State of Michigan
County of Kent

The foregoing instrument was acknowledged before me this July 14, 2023 by Kevin Schafer, Manager of 3520 36th Street Property, LLC, a Michigan limited liability company.

_____
Notary Public:
Notary County/State: /
County Acting In:
Commission Expires: 1-20-2024

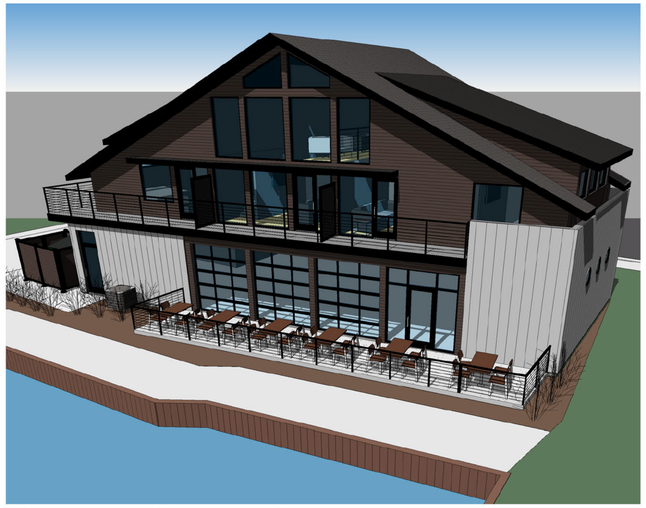
TAMI MCGILLEN NOTARY PUBLIC COUNTY OF KENT COMMISSION EXPIRES JAN. 20, 2024 ACTING IN THE COUNTY OF Kent STATE OF MICHIGAN

AMK PROPERTIES - SAUGATUCK BUILDING

640 Water Street, Saugatuck, MI 49453



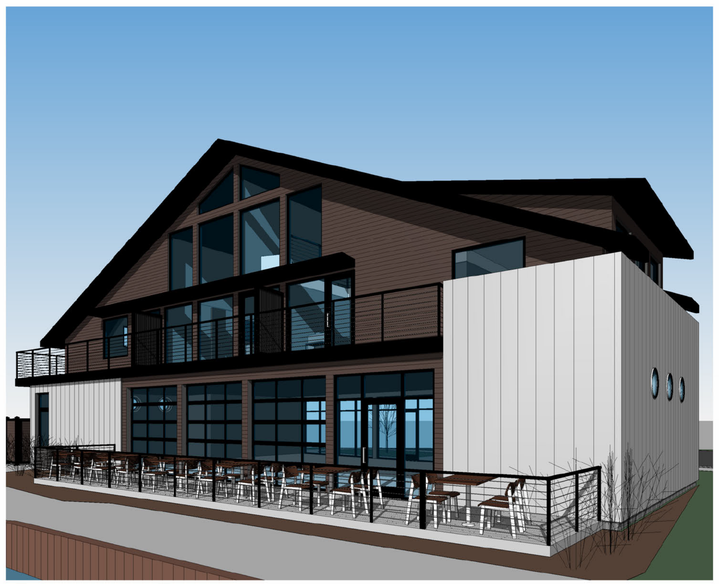
NORTHEAST ELEVATED PERSPECTIVE



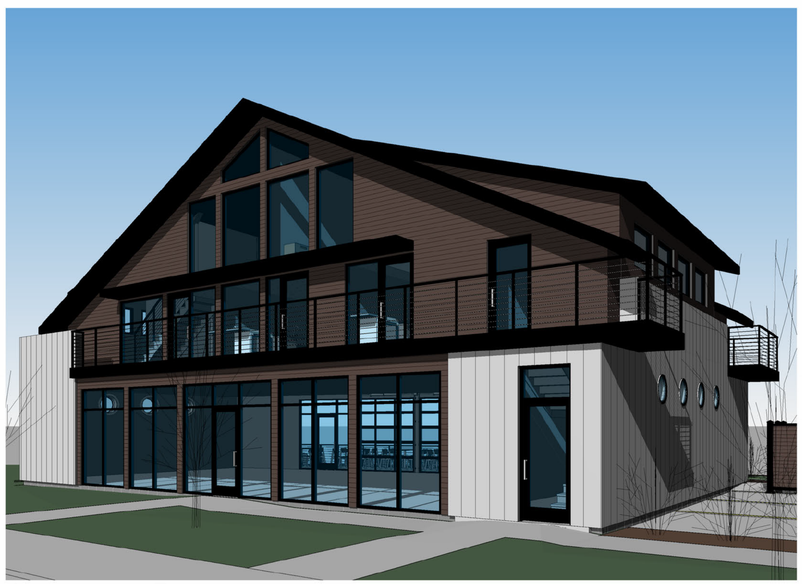
SOUTHWEST ELEVATED PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



LOCATION MAP

DRAWING INDEX

DWG NO.	Drawing Title	Issuance	Date
GENERAL			
G-1	Title Sheet	City Council Review	05-08-26
G-1.1	Streetscape	HDC Submission 3	05-01-26
G-1.2	Concept	HDC Submission 3	05-01-26
G-1.3	Exterior Materials and Products	Revision	05-08-26
GENERAL: 4			
CIVIL			
C-1	Survey	Survey Issue	10-21-25
C101	Grading Plan	PUD Submission	11-18-25
C202	Utility and Stormwater Management Plan	PUD Submission	11-18-25
CIVIL: 3			
LANDSCAPE			
L-1	Landscape Plan	Revision	04-29-26
L-2	Landscape Details	PUD Submission	11-18-25
LANDSCAPE: 2			
DEMOLITION			
D-1	Site Demolition Plan	PUD Submission	11-18-25
DEMOLITION: 1			
ARCHITECTURAL			
A-0.1	PUD Pre-Application	PUD Pre-Application	09-23-25
A-0.2	PUD Pre-Application - Setbacks	HDC Submission 3	05-01-26
A-1	Site Plan	HDC Submission 3	05-01-26
A-1.1	Site Details	Revision	05-08-26
A-2	Floor Plans	Revision	04-29-26
A-3	Third Floor	Revision	04-29-26
A-4	Exterior Elevations	Revision	04-29-26
A-5	Exterior Elevations	Revision	04-29-26
ARCHITECTURAL: 8			
TOTAL DRAWINGS: 18			

DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

10-22-25	Client Review
10-27-25	Revision
11-18-25	PUD Submission
02-04-26	Client Review
02-27-26	HDC Submission 2
04-29-26	Revision
05-01-26	HDC Submission 3
05-08-26	Revision
05-08-26	City Council Review

PROJECT NO:
2025.13

DRAWN BY:
DWB

These drawings have been specifically prepared for **AMK Properties for use at 640 Water Street Saugatuck, MI 49453**
These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.

SHEET TITLE:
Title Sheet

SHEET NO:
G-1

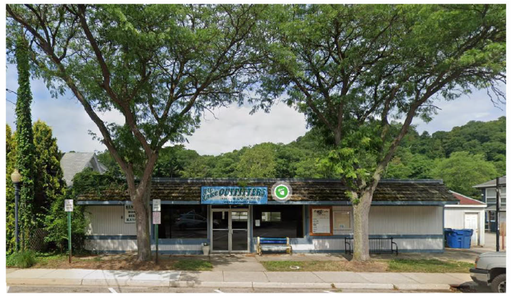


PHOTO OF EXISTING BUILDING TO BE DEMOLISHED



East Streetscape



PHOTO OF EXISTING BUILDING TO BE DEMOLISHED ON RIVER SIDE



PHOTO OF 650 WATER STREET ON THE RIVER SIDE



PHOTO OF EXISTING RESIDENTIAL HOMES NORTH ACROSS STREET



PHOTO OF EXISTING BUILDING DIRECTLY ACROSS STREET



PHOTO OF EXISTING BUILDING ACROSS STREET TO THE E

DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:

Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

01-23-26	HDC Preliminary Review
02-04-26	Client Review
02-27-26	HDC Submission 2
05-01-26	HDC Submission 3

PROJECT NO:
2025.13

DRAWN BY:
DWB

These drawings have been specifically prepared for **AMK Properties for use at 640 Water Street Saugatuck, MI 49453**
These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.

SHEET TITLE:
Streetscape

SHEET NO:
G-1.1



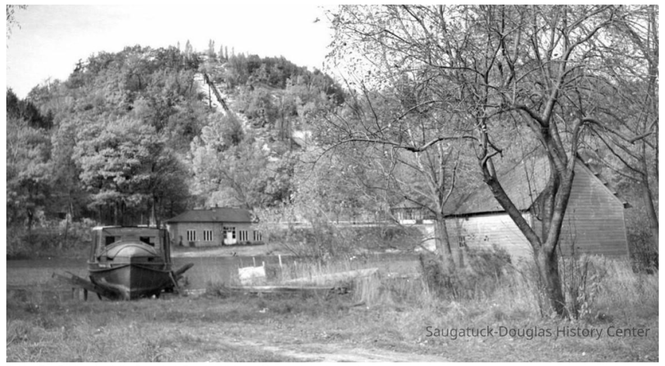
Wm Cary tug at Saugatuck fish docks.



Sewers's Joann fishing tug near present day Coghlin Park.



Fisher Boy tug.



Fishing Tug Baldhead with the Saugatuck-Douglas Historical Museum in background.



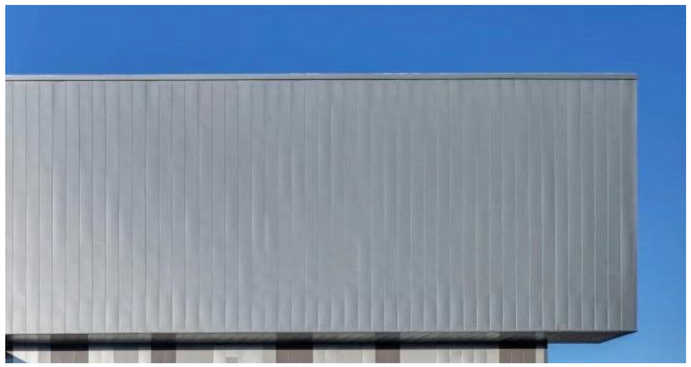
Color example of metal clad haul with wood cabin above.



Image of wood skeleton at bow of Evelyn S.



Wood siding to simulate wood clad boat cabin of historic fishing tug.



Metal siding with subtle reveal joints to simulate a metal clad haul of historic fishing tug.

DANIEL BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
02-04-26 Client Review
02-27-26 HDC Submission 2
05-01-26 HDC Submission 3

PROJECT NO:
2025.13

DRAWN BY:
DWB

These drawings have been specifically prepared for **AMK Properties for use at 640 Water Street Saugatuck, MI 49453**
These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.

SHEET TITLE:
Concept

SHEET NO:
G-1.2



Example image of roof shingles.

Manufacturer: Owens Corning
Model: Duration
Color: Onyx Black



Example image of standing seam metal roofing to be installed on dormer roofs.

Manufacturer: Pac-Clad
Model: Snap-Clad Panel 12" 24 ga
Color: Onyx (matte black)



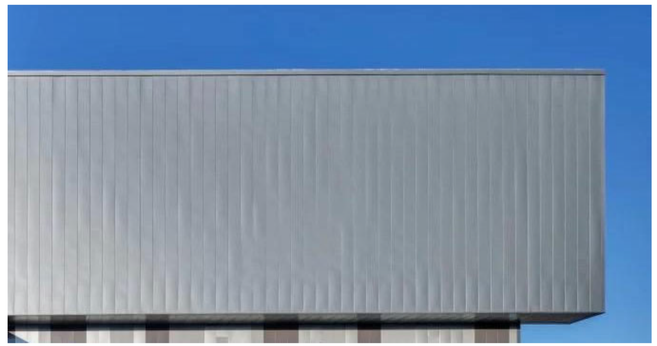
Example image of cable guardrails.

Manufacturer: Atlantis Rail Systems
Model: Orion Cable Railing
Color: Black Rails and Cable



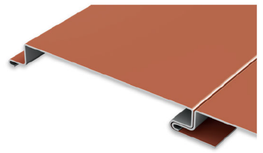
Example image of shiplap siding.

Manufacturer: Boral
Model: TruExterior
Color: Custom Color (match image above)



Example image of metal siding.

Manufacturer: Pac-Clad
Model: Flush Wall Panel 12" Smooth 24 ga
Color: Silver



FLUSH PANEL



Example image of aluminum-clad wood windows and doors that will be installed on the second and third floor of the building.

Manufacturer: Pella
Model: Reserve Contemporary
Color: Black



Example image of storefront frames hat will be installed at the first floor of the building.

Manufacturer: Kawneer
Model: Tribab 451T
Color: Black

DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138

248.882.3642

PROJECT:

Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

04-29-26	Revision
05-01-26	HDC Submission 3
05-08-26	Revision

PROJECT NO:
2025.13

DRAWN BY:
DWB

These drawings have been specifically prepared for **AMK Properties for use at 640 Water Street Saugatuck, MI 49453**
These drawings shall not be used at other locations without the consent and participation of Daniel Boggs Architect.

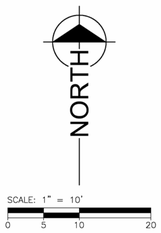
SHEET TITLE:

Exterior Materials and Products

SHEET NO:

G-1.3





LEGEND

- PROPERTY IRON (FOUND)
- UTILITY POLE
- LIGHT POLE
- UTILITY MANHOLE
- CATCH BASIN
- WATER VALVE
- UTILITY RISER
- MAILBOX
- UTILITY METER
- SIGN
- POST
- MONITORING WELL
- BENCHMARK

- PROPERTY BOUNDARY
- PLAT LOT LINE
- CURB LINE
- BUILDING LINE AT GROUND LEVEL
- FENCE

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT, NORTHEAST QUADRANT OF FRANCIS AND WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF 640 WATER STREET BULIDING

PARCEL DESCRIPTION AS FURNISHED:
(FROM COVENANT DEED LIBER 4875, PAGE 157 DOCUMENT NO. 2023010350, ALLEGAN COUNTY RECORDS)

LOT(S) 29, 30 AND NORTH ONE-HALF OF LOT 31 OF KALAMAZOO PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 111 OF DEEDS, PAGE 551 OF ALLEGAN COUNTY RECORDS.

STATE OF MICHIGAN
Anthony
Gerald
Bartol
License No.
4001056499
LICENSED PROFESSIONAL SURVEYOR

fishbeck
Engineers | Architects | Scientists | Constructors

AMK Properties
Village of Saugatuck, Michigan

604 Water Street
Topographic Survey

REVISIONS

Drawn By	MLNITENGALE
Designer	MLNITENGALE
Reviewer	TBARTOL
Manager	TBARTOL

Hard copy is intended to be 24"x36" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
2501331

SHEET NO.
1

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PLOT INFO: Z:\2025\2501331\CAD\SURVEY\XSURV2501331_TO CLIENT.DWG LAYOUT: LAYOUT1 DATE: 10/21/2025 TIME: 8:12:59 AM USER: MLNITENGALE



GRADING PLAN

SCALE: 1" = 10'

MICHIGAN 811
3 full working days before you dig:
1-800-482-7171
on the web at: www.missdig.org

BENCH MARKS

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT, NORTHEAST QUADRANT OF FRANCIS AND WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF 640 WATER STREET BUILDING

SURVEY NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY FISHBECK IN SEPTEMBER 2025 AND REFLECTS CONDITIONS AT THAT TIME. THE SURVEY HAS BEEN SUPPLEMENTED WITH RECORD AND PAST PROJECT INFORMATION FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO CONFIRM EXISTING CONDITIONS AS SHOWN ON THE PLANS. REPORT ALL DISCREPANCIES TO THE ENGINEER.
2. THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM, RESPECTIVELY.
3. UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND OWNER PROVIDED UTILITY MAPS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY EXCAVATION. CONTACT ENGINEER IF UTILITIES ARE FOUND IN DIFFERENT CONDITIONS THAN SHOWN ON THESE PLANS.

SYMBOL LEGEND

-725-	EXISTING MAJOR CONTOUR
-724-	EXISTING MINOR CONTOUR
725	PROPOSED MAJOR CONTOUR
724	PROPOSED MINOR CONTOUR
(L)	LANDING (2% MAX. SLOPE ALL DIRECTIONS)
(R)	RAMP
724.50 XX	SPOT ELEVATION
EM	EDGE OF METAL
EW	EDGE OF WALK
FF	FINISH FLOOR
GP	GUTTER PAN
GR	GRADE ELEVATION
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL

NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. ADA PARKING AREAS NOT TO EXCEED 2.0% SLOPE IN ALL DIRECTIONS.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

fishbeck
Engineers | Architects | Scientists | Constructors

AMK Properties
640 Water Street, Saugatuck, MI 49453

Saugatuck Building

REVISIONS

NOT FOR CONSTRUCTION

11/18/2025 PUD SUBMISSION

Drawn By	SNETZ
Designer	BAMCDOWELL
Reviewer	DRHOTON
Manager	BAMCDOWELL

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PROJECT NO.
2501807

SHEET NO.
C101

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UTILITY AND STORMWATER MANAGEMENT PLAN

SCALE: 1" = 10'

0 5 10 20

NORTH

MICHIGAN 811
3 full working days before you dig:
1-800-482-7171
on the web at: www.missdig.org

BENCH MARKS

BENCHMARK 200 ELEVATION: 585.28
NORTHEAST FLANGE BOLT OF HYDRANT, NORTHEAST QUADRANT OF FRANCIS AND WATER STREETS

BENCHMARK 201 ELEVATION: 583.85
CHISELED X ON SEAWALL, WEST SIDE OF 640 WATER STREET BUILDING

SYMBOL LEGEND

- 8" SAN — SANITARY SEWER & MANHOLE
- WYE & LEAD
- RISER & LEAD
- STANDARD SEWER CLEANOUT
- 12" STM — STORM SEWER & MANHOLE
- CATCH BASIN
- UNDERDRAIN
- 8" WTR — WATER MAIN
- VALVE & BOX
- VALVE & CHAMBER
- M — METER
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- CURB STOP & BOX
- GAS MAIN
- ELECTRIC
- TELEPHONE/FIBER OPTIC

ENVIRONMENTAL NOTES

THE SITE CONTAINS 2 ABANDONED UNDERGROUND STORAGE TANKS THAT WERE PREVIOUSLY USED AS FUEL STORAGE FOR RECREATIONAL USE ALONG THE KALAMAZOO RIVER. THE TANKS FED A FUEL DISPENSER ON THE DOCKS OF THE ADJACENT PROPERTY. THE FUEL DISPENSER AND PRODUCT LINE WERE REMOVED, AND THE UNDERGROUND STORAGE TANKS WERE REMOVED OF PRODUCT, CLEANED, BACKFILLED, AND LEFT IN PLACE. THE SITE SOIL IS CONTAMINATED WITH RESIDUAL NON-AQUEOUS PHASE LIQUID (NAPL) AND A CONTAMINATED GROUNDWATER PLUM IS PRESENT ON THE NORTH SIDE OF THE PROPERTY. A DEED RESTRICTION IS IN PLACE PROTECTING AGAINST UNACCEPTABLE EXPOSURES TO THE CONTAMINATION, AND THAT FUTURE LAND-USE MUST NOT EXACERBATE EXISTING CONDITIONS.

NOTES

1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
3. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
4. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
5. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
6. WATER MAIN TO HAVE A MINIMUM OF 5.5 FEET OF COVER.
7. FIRE HYDRANTS LOCATED IN CURB ISLAND OR GREEN SPACE SHALL BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT (TYP.).
8. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.
9. FACE NOZZLES OF SITE FIRE HYDRANTS TOWARD BUILDING.
10. ADJUST ALL CASTINGS TO FINISH GRADES.
11. PIPE LENGTHS ARE TO CENTER OF STRUCTURES UNLESS NOTED OTHERWISE. ALL PIPE LENGTHS ARE FOR THE CONVENIENCE OF THE CONTRACTOR.
12. UTILITY ELEVATIONS INDICATED REPRESENT INVERT ELEVATIONS UNLESS OTHERWISE NOTED.

STORMWATER MANAGEMENT SUMMARY

THE PROJECT TEAM IS SEAKING AN ALTERNATIVE STORMWATER APPROACH DUE TO THE SITES ENVIRONMENTAL CONTAMINATES AND HIGH GROUNDWATER, SEE DETAILED ENVIRONMENTAL NOTES ON THIS SHEET. THE PROPOSED SITE CONDITIONS GENERATE LESS RUNOFF THAN THE EXISTING SITE CONDITIONS.

PRE-DEVELOPED CONDITIONS
DRAINAGE AREA: 7,725 SF = 0.18 AC
RUNOFF COEFFICIENT: 0.95

POST-DEVELOPED CONDITIONS
DRAINAGE AREA: 7,725 SF = 0.18 AC
RUNOFF COEFFICIENT: 0.91

GEOTECHNICAL NOTES

1. SOIL CLASSIFICATION: PRIMARILY SANDY AN LOAMY AQUENTS (34) PER WEB SOIL SURVEY
2. GROUNDWATER ELEVATION: 579.75

FLOODPLAIN NOTES

1. SITE IS LOCATED IN A AE/(EL 583) FLOODPLAIN ZONE PER FEMA FLOODPLAIN MAPS.

WETLAND NOTES

1. SITE IS NOT LOCATED IN A WETLAND PER EGLE WETLANDS MAPPER.

KEY NOTES

1. DOWNSPOUT

fishbeck
Engineers | Architects | Scientists | Constructors

AMK Properties
640 Water Street, Saugatuck, MI 49453

Water Building

REVISIONS

NOT FOR CONSTRUCTION

11/18/2025 PUD SUBMISSION

Drawn By	SNETZ
Designer	BAMCDOWELL
Reviewer	DRHOTON
Manager	BAMCDOWELL

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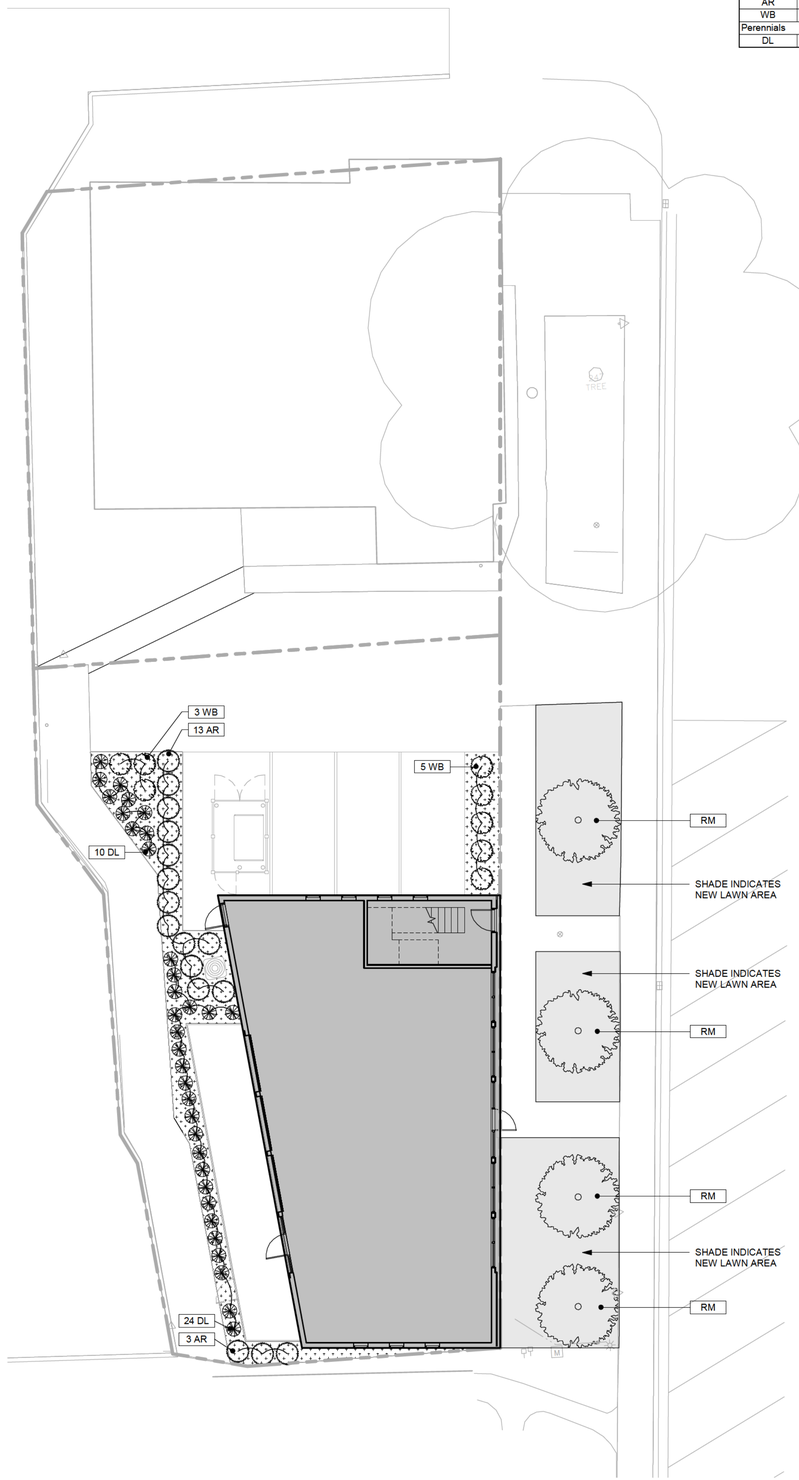
PROJECT NO.
2501807

SHEET NO.
C201

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PLOT INFO Z:\2025\2501807\CAD\CD\C201_2501807.DWG LAYOUT: C201 DATE: 11/14/2025 TIME: 3:36:52 PM USER: BAMCDOWELL

Planting Schedule						
Type	Common Name	Miniumum Caliper	Miniumum Height	Miniumum Spread	Root Type	Count
Trees						
RM	Red Maple	2-1/2 inches	----	----	BB	4
Shrubs						
AR	Arborvitae	-----	48 inches	----	BB	16
WB	Wintergreen Boxwood	----	24 inches	----	BB	8
Perennials						
DL	Daylily - Stella De Oro	-----	----	15 inches	BB	34



1 L-1 **LANDSCAPE PLAN**
SCALE: 1" = 10'-0"

LANDSCAPE GENERAL NOTES

1. ALL LANDSCAPE AREAS, ESPECIALLY PARKING LOT ISLANDS AND SHRUB BEDS NEXT TO BUILDING, SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOIL TO A DEPTH OF 12"-18" AND BACK FILLED W/ A GOOD MEDIUM TEXTURED SOIL (LOAM OR LIGHT YELLOW CLAY). ALL LANDSCAPE AREAS TO HAVE 4"-6" OF TOP SOIL AND ARE TO BE CROWNED A MINIMUM OF 6" HIGHER THAN ADJACENT CURBS OF WALKS AFTER EARTH SETTLING.
2. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCES APART:
   A. SHADE TREES: 20' O.C.
   B. SHRUBS LESS THAN 1'-0" HT & WIDTH AT MATURITY: 5' O.C.
   C. ORNAMENTAL & EVERGREEN TREES (CRAB, PINE, SPRUCE): 10' O.C.
3. DIG SHRUB PITS 1'-0" LARGER THAN THE SHRUB ROOT BALLS. TREE PITS 2'-0" LARGER THAN ROOT BALLS. BACK FILL W/1 PART TOPSOIL - 1 PART SOIL FROM EXCAVATED PLANT HOLE.
4. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TOP OF ALL SHRUB EARTH BALLS AND TREE TRUNKS.
5. LAWN TREES TO BE MULCHED WITH A 2'-0" WIDE BY 3" DEEP MINIMUM SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
6. ALL LANDSCAPE AREAS TO BE MULCHED WITH 3" OF SHREDDED WOOD MULCH ON CONTINUOUS WEED-CONTROL BARRIER WITH PLASTIC EDGING AROUND PERIMETER.
7. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
8. ALL TREES TO STAKED, WRAPPED, AND MULCHED ACCORDING TO THE CITY STANDARDS.
9. ALL ERICACIOUS PLANT MATERIAL AND OTHER ACID LOVING PLANTS SHALL BE PLANTED IN PLANTING MIX OF 1 PART TOPSOIL - 1 PART PEAT.
10. ALL LAWN AREAS TO BE FINE GRADED AND TOP DRESSED WITH 3" OF TOPSOIL BEFORE SODDING.
11. ALL QUANTITIES ON PLANS HAVE BEEN FIGURED AS CLOSELY AS POSSIBLE. IT REMAINS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COMPLETE THE PROJECT AS INDICATED ON THE DRAWINGS.
12. ALL GROUND COVER BEDS SHALL RECEIVE 3" OF PLANT MIX (1/3 TOPSOIL, 1/3 SAND, 1/3 PEAT) ROTOTILLED INTO THE UPPER 6" OF SOIL, MULCH WITH 2" OF MICHIGAN PEAT MULCH.
13. ALL NEW PLANT BEDS AND LAWN AREAS TO BE IRRIGATED UNLESS INDICATED OTHERWISE. EXISTING PLANT BEDS AND LAWN AREAS TO BE IRRIGATED IF INDICATED. CONTRACTOR TO PROVIDE A DESIGN/BUILD IN-GROUND AUTOMATIC IRRIGATION SYSTEM.

CITY LANDSCAPE REQUIREMENTS

CITY OF SAUGATUCK ZONING ORDINANCE

154.144 LANDSCAPING

(C) SITE LANDSCAPING REQUIREMENTS
MINIMUM OF 10% OF THE SITE AREA SHALL BE LANDSCAPED.

5,487x10% = 549 SF

Landscaping Area	
Type	Area
Landscape	501 SF
Landscape	100 SF
Overhang	73 SF
Overhang	71 SF
Total:	745 SF

DANIEL BOGGS ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138

248.882.3642

PROJECT:

Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

10-22-25	Client Review
10-27-25	Revision
11-18-25	PUD Submission
12-18-25	Revision
04-29-26	Revision

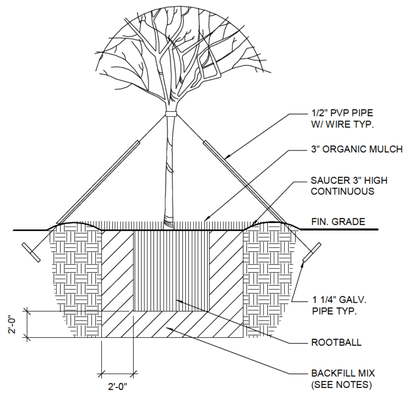
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2025.13

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DWB

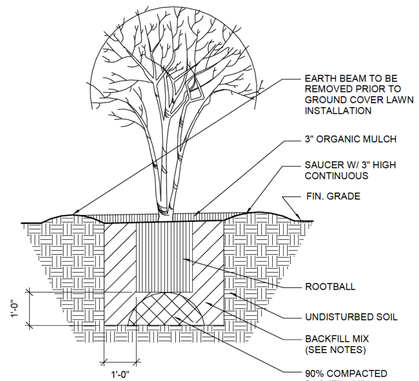
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SHEET TITLE:
Landscape Plan

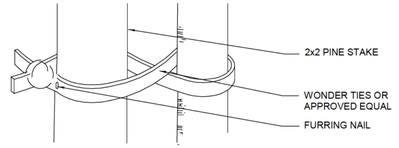
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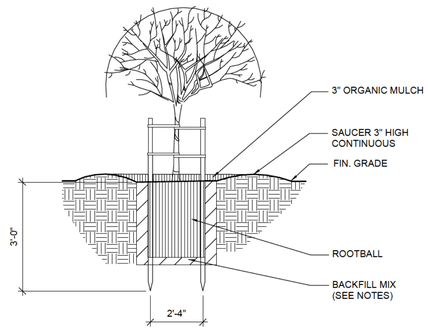


TREES - STAKING

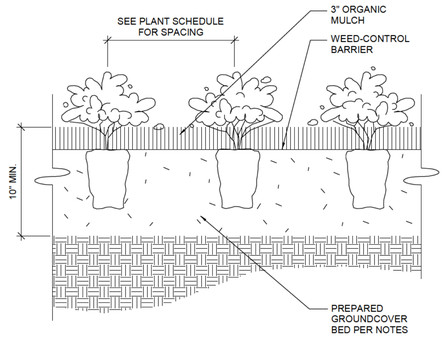


SHRUBS





TREES - GUYING



GROUND COVER PLANTING

1 L-2 **PLANTING DETAILS**
SCALE: 1/2" = 1'-0"

DANIEL BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
10-22-25 Client Review
11-18-25 PUD Submission

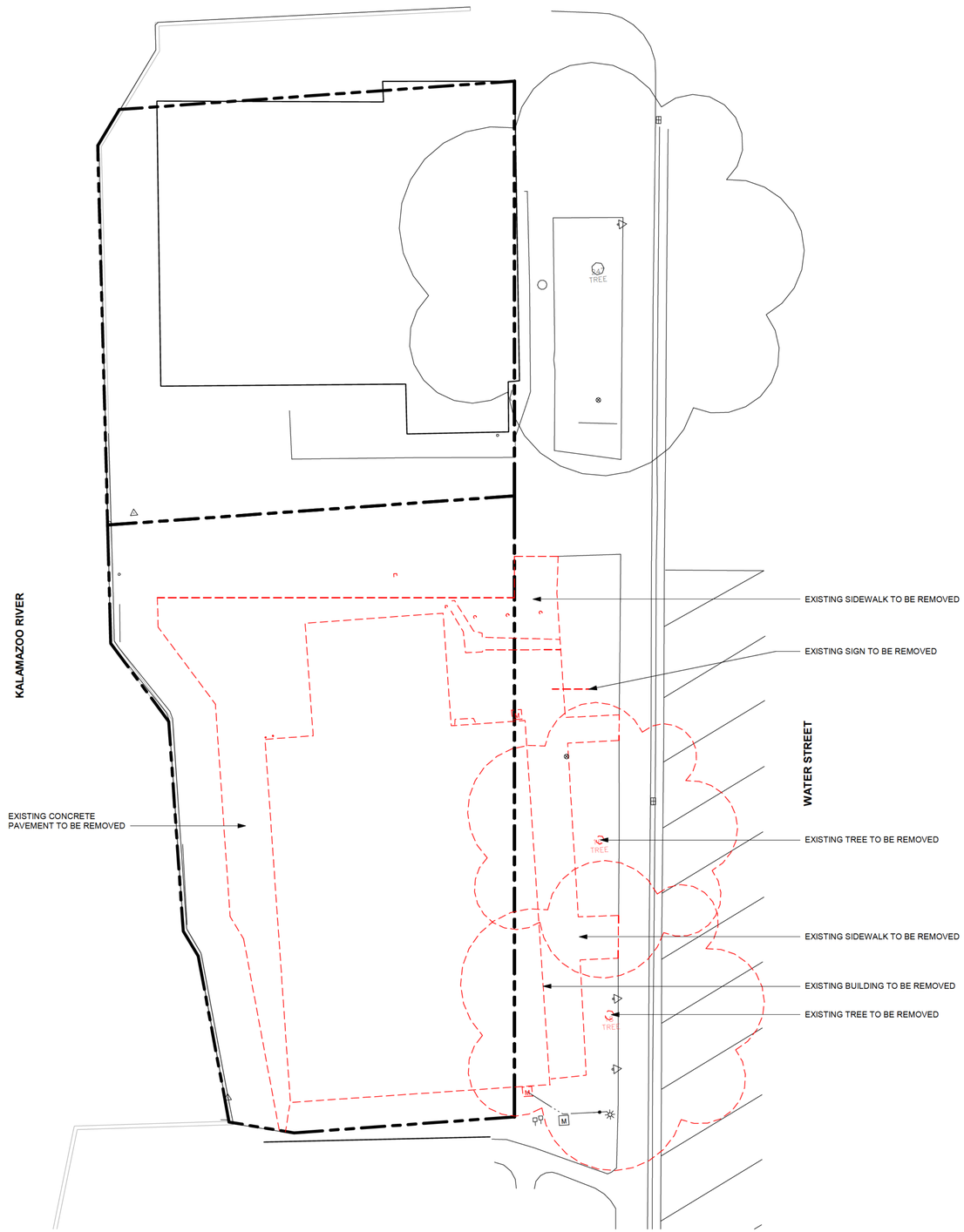
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SHEET TITLE:
Landscape Details

SHEET NO:
L-2



1 / D-1 SITE DEMOLITION PLAN
SCALE: 1" = 10'-0"

DANIEL BOGGS
ARCHITECT

ARCHITECTURE
&
PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
10-22-25 Client Review
11-18-25 PUD Submission

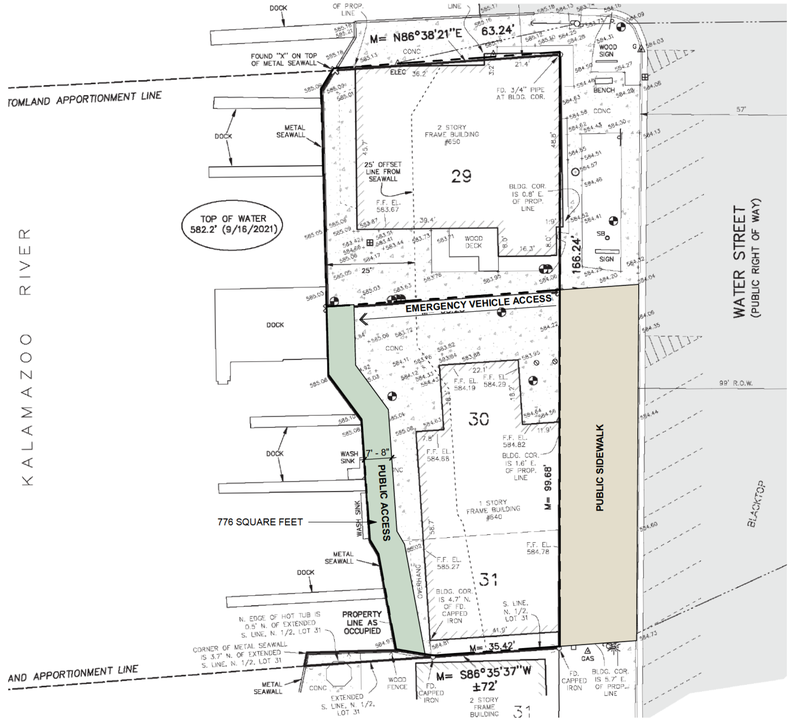
PROJECT NO:
2025.13

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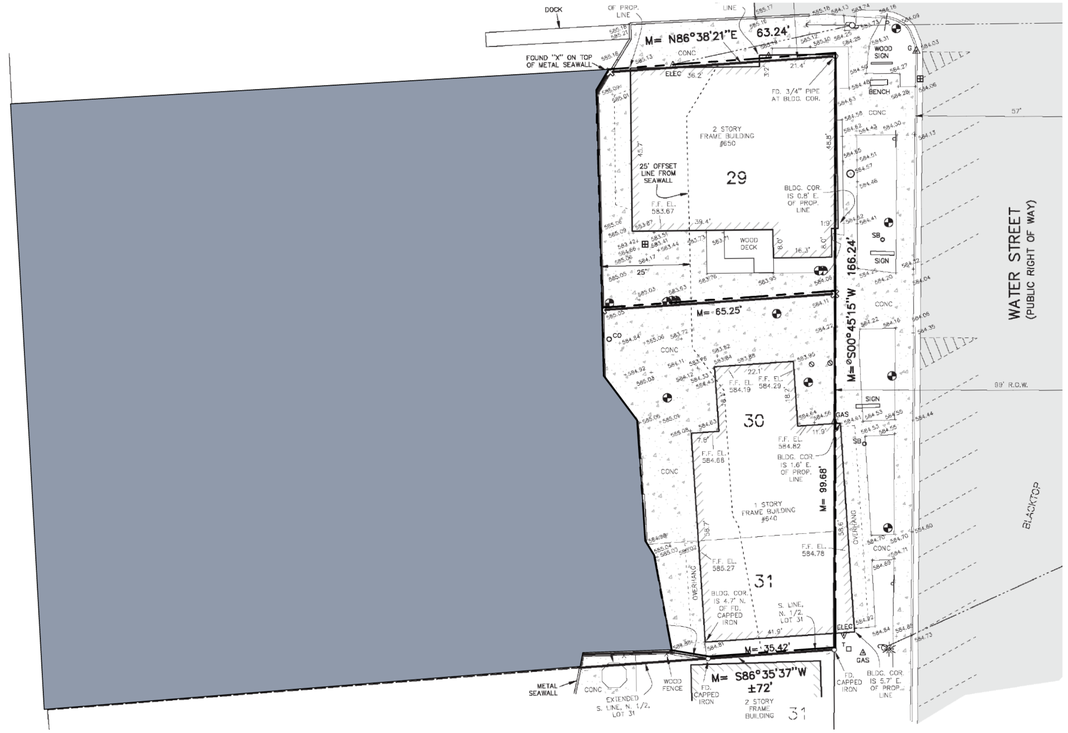
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SHEET TITLE:
Site Demolition Plan

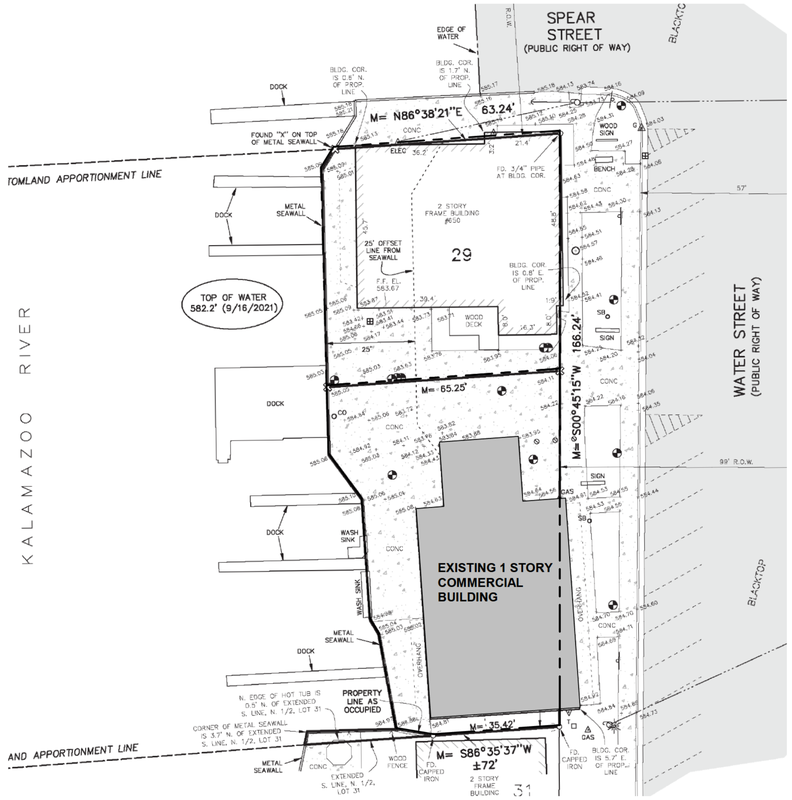
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D-1



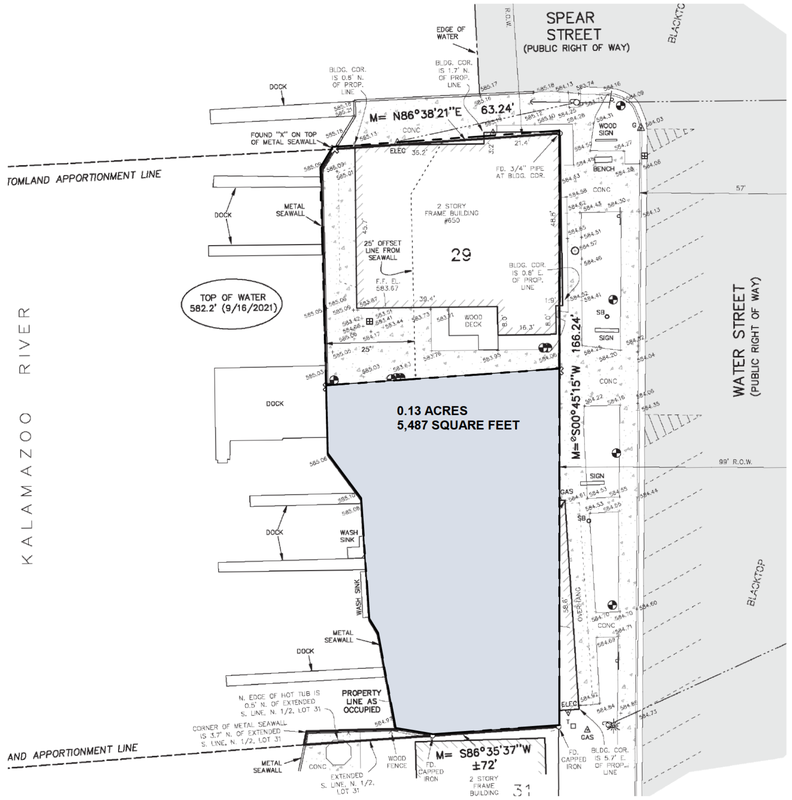
4 A-0.1 **SITE PLAN - CIRCULATION PATTERNS**
SCALE: 1" = 20'-0"



3 A-0.1 **SITE PLAN - NATURAL RESOURCES**
SCALE: 1" = 20'-0"



2 A-0.1 **SITE PLAN - EXISTING USE**
SCALE: 1" = 20'-0"



1 A-0.1 **SITE PLAN - AREA**
SCALE: 1" = 20'-0"

DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138

248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
09-23-25 PUD Pre-Application

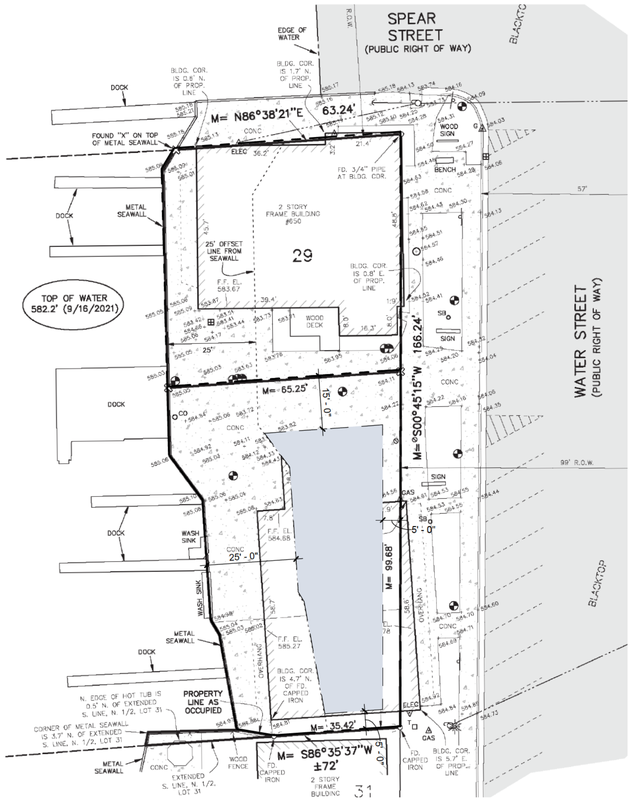
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SHEET TITLE:
PUD
Pre-Application

SHEET NO:
A-0.1

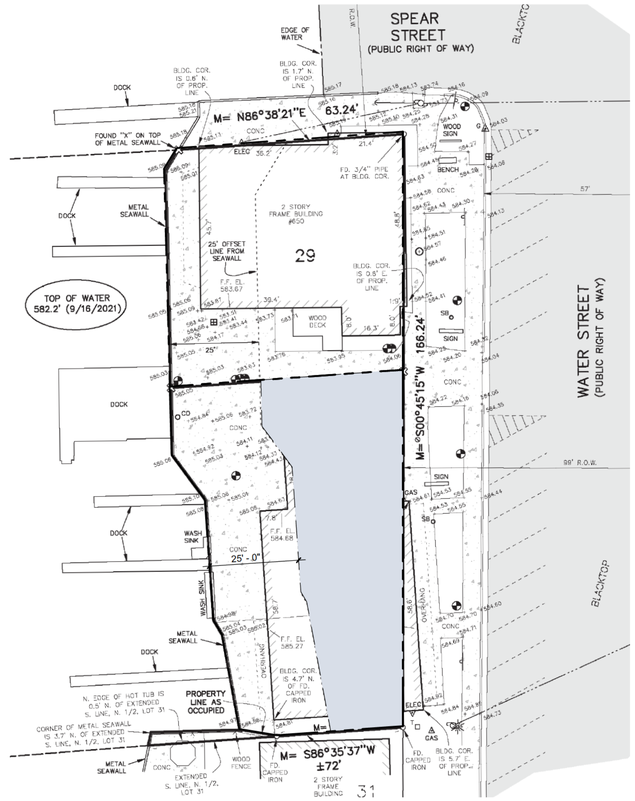


CURRENT ZONING:

Dimension and area regulations north of Francis Street:

Front setback	5 feet
Maximum front setback	20 feet
Side setback	20 feet minimum between both side setbacks
Rear setback	15 feet
Waterfront setback	25 feet, see § 154.021 (F)(4)
Minimum lot area	4,560 square feet for all uses except for hotels/inns, which require 8,712 square feet
Minimum lot width	100 feet of street frontage
Maximum lot coverage	No requirement
Maximum number of stories	Two and a half (2.5)
Minimum parking lot setback	20 feet

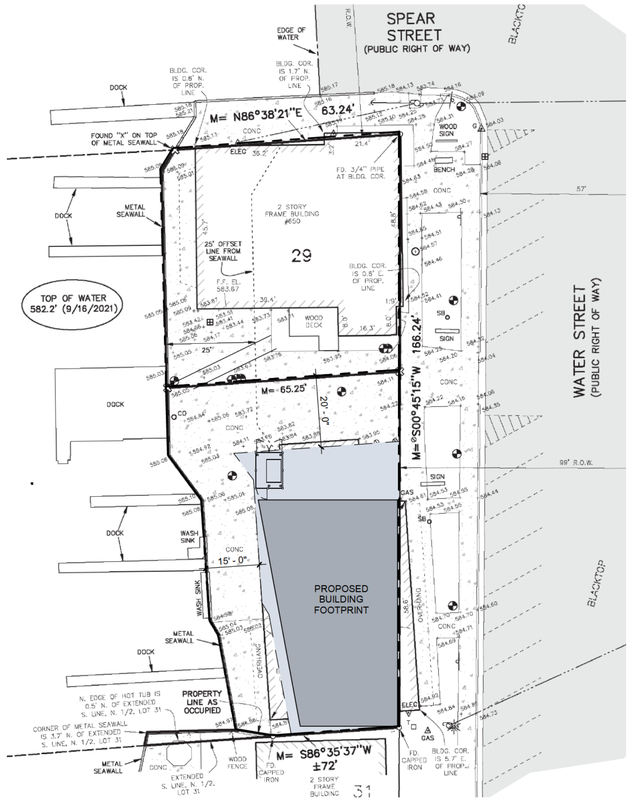
1 A-0.2 **SITE PLAN - CURRENT SETBACK REQUIREMENTS**
SCALE: 1" = 20'-0"



PREVIOUS ZONING:

Front setback	0 feet
Side setbacks	0 feet*
Rear setback	0 feet*
Minimum lot	4,560 square feet
Minimum lot width	66 feet
Maximum lot coverage	100%*
* Subject to Fire Code Regulations	

2 A-0.2 **SITE PLAN - PREVIOUS SETBACK REQUIREMENTS**
SCALE: 1" = 20'-0"



MODIFICATIONS TO BE SOUGHT:

FRONT SETBACK: 0 FT
WATERFRONT SETBACK: 15 FT (PUD PROVISION)
PARKING SETBACK: 5 FT (LANDSCAPE SCREENING)

3 A-0.2 **SITE PLAN - MODIFICATIONS TO BE SOUGHT**
SCALE: 1" = 20'-0"

DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:
09-23-25 PUD Pre-Application
02-27-26 HDC Submission 2
05-01-26 HDC Submission 3

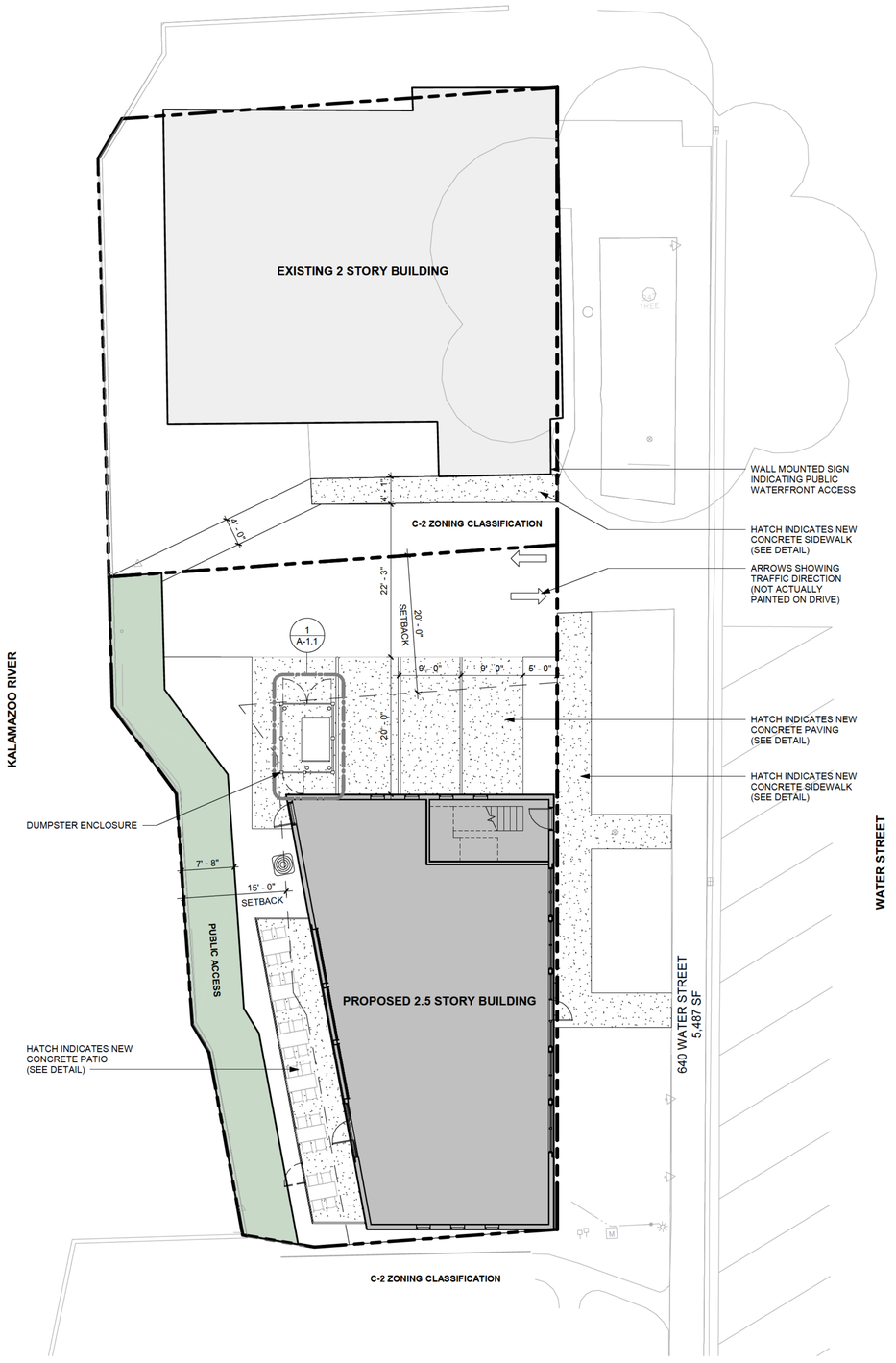
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2025.13

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SHEET TITLE:
PUD
Pre-Application - Setbacks

SHEET NO:
A-0.2



1 A-1 SITE PLAN
SCALE: 1" = 10'-0"

CITY ORDINANCE REVIEW

CITY OF SAUGATUCK ZONING ORDINANCE

154.022 GENERAL REGULATIONS

(C) STRUCTURES
(c) MULTIPLE-FAMILY DWELLINGS
EFFICIENCY 375 SF
ONE BEDROOM 600 SF

154.038 C-2 DOWNTOWN WATERFRONT PRESERVATION DISTRICT (DWP)

(B) PERMITTED USES
(1) SHORT-TERM RENTAL OF ALLOWABLE APARTMENTS
(4) SIGNIFICANT EXTERIOR CHANGE
(e) RETAIL STORES

(D) DIMENSION AND AREA REGULATIONS NORTH OF FRANCIS STREET

FRONT SETBACK:	5 FT (0 FT ACTUAL)
MAX MUM FRONT SETBACK:	20 FT
SIDE SETBACK:	20 FT MIN. BOTH SIDES
NORTH SIDE:	33'-9" ACTUAL
SOUTH SIDE:	0 FT ACTUAL
REAR SETBACK:	15 FT (N/A)
WATERFRONT SETBACK:	25 FT (15 FT ACTUAL)
MINIMUM LOT AREA:	4,560 (5,487 ACTUAL)
MINIMUM LOT WIDTH:	66 FT (100 ACTUAL)
MAX. LOT COVERAGE:	NO REQUIREMENT
MAX. NUMBER OF STORIES:	2.5 (2 ACTUAL)
MIN. PARKING LOT SETBACK:	20 FT (5 FT ACTUAL)

154.131 EXCEPTION TO OFF-STREET PARKING REQUIREMENTS

(A) FOLLOWING ZONING DISTRICTS SHALL BE EXEMPT FROM ANY PARKING REQUIREMENTS.
(5) C-2 DOWNTOWN WATERFRONT PRESERVATION DISTRICT

Parking Schedule	
Type	**Count**
9' x 20'	3
Total Provided:	3

DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138
248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

07-15-25	Client Review
07-23-25	Revision
07-24-25	City Preliminary Review
09-23-25	PUD Pre-Application
10-22-25	Client Review
10-27-25	Revision
11-18-25	PUD Submission
12-18-25	Revision
12-19-25	Revision
01-22-26	Revision
02-27-26	HDC Submission 2
04-29-26	Revision
05-01-26	HDC Submission 3

PROJECT NO:
2025.13

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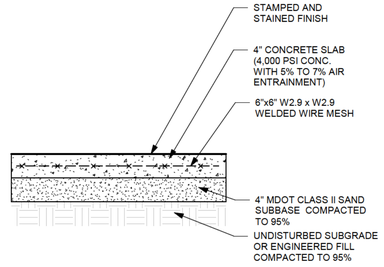
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SHEET TITLE:
Site Plan

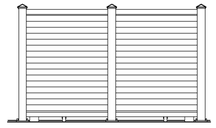
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A-1



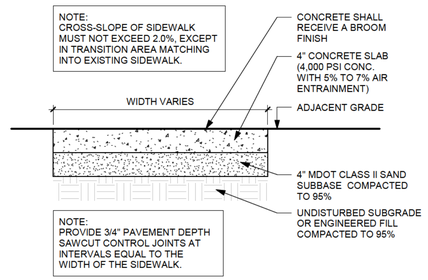
EXAMPLE IMAGE FOR DUMPSTER ENCLOSURE



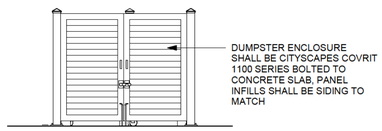
6 A-1.1 CONCRETE PATIO DETAIL
SCALE: 1" = 1'-0"



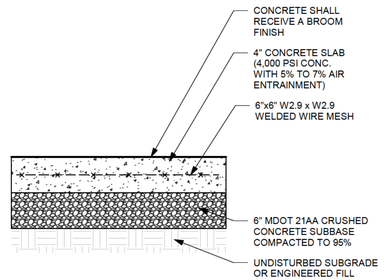
3 A-1.1 DUMPSTER ENCLOSURE - SIDE
SCALE: 1/4" = 1'-0"



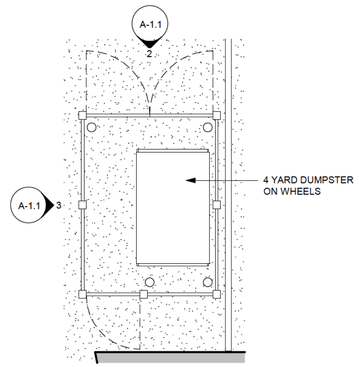
5 A-1.1 CONCRETE SIDEWALK DETAIL
SCALE: 1" = 1'-0"



2 A-1.1 DUMPSTER ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"



4 A-1.1 CONCRETE PAVING DETAIL
SCALE: 1" = 1'-0"



1 A-1.1 ENLARGED DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

DANIEL BOGGS
ARCHITECT

ARCHITECTURE & PLANNING

26143 EAST RIVER ROAD
GROSSE ILE, MI 48138

248.882.3642

PROJECT:
Saugatuck Building
640 Water Street
Saugatuck, MI 49453

PROFESSIONAL SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED:

11-18-25	PUD Submission
04-29-26	Revision
05-08-26	Revision

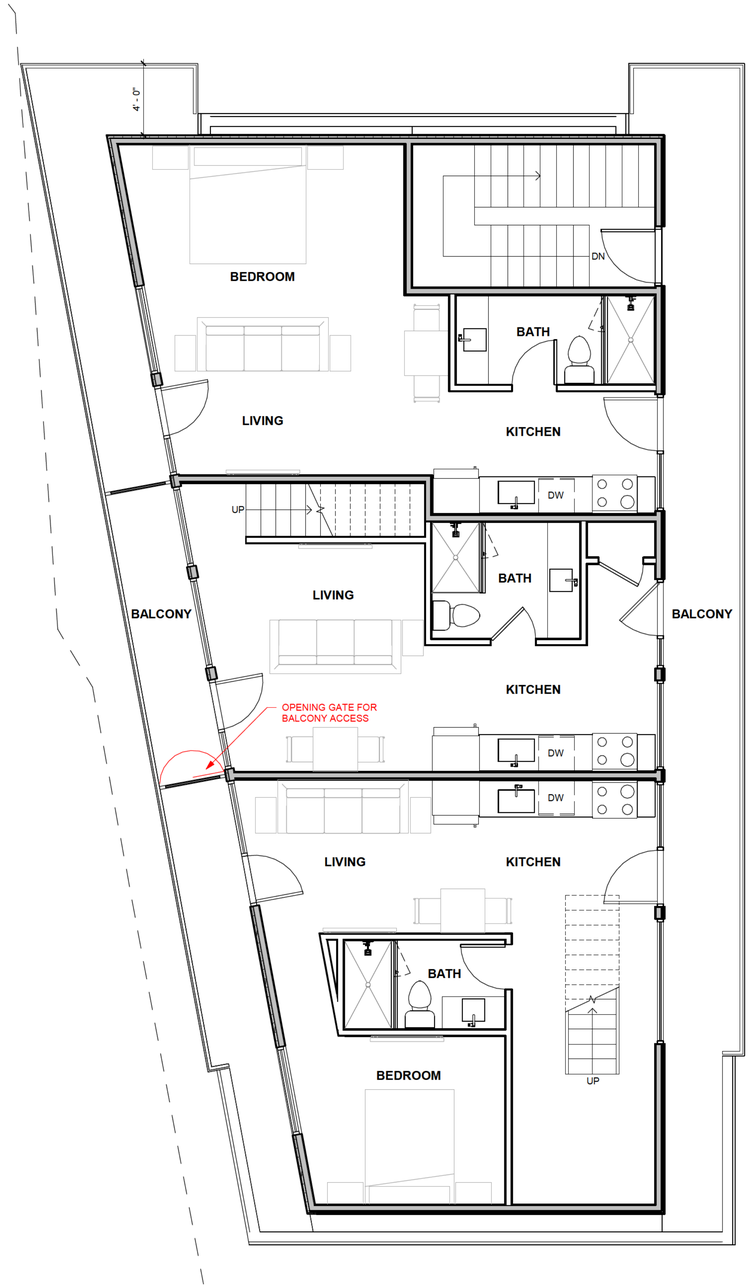
PROJECT NO:
2025.13

DRAWN BY:
DWB

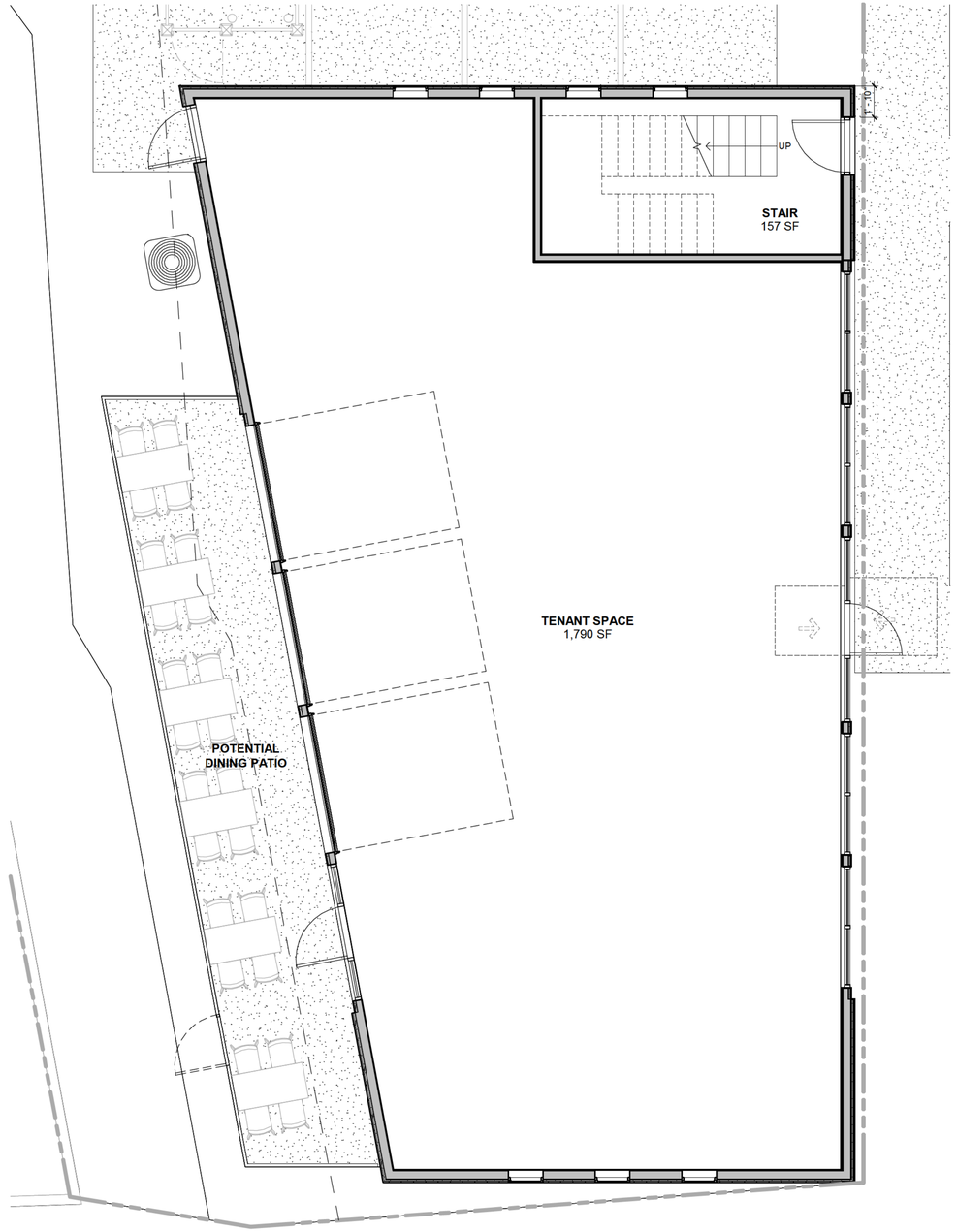
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SHEET TITLE:
Site Details

SHEET NO:
A-1.1



2 A-2 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



Seating Schedule		
Type	Count	Seating #
Chair	24	24
Total		24

1 A-2 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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PROFESSIONAL SEAL:

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ISSUED:

07-15-25	Client Review
07-23-25	Revision
07-24-25	City Preliminary Review
09-23-25	PUD Pre-Application
10-22-25	Client Review
10-27-25	Revision
11-18-25	PUD Submission
04-29-26	Revision

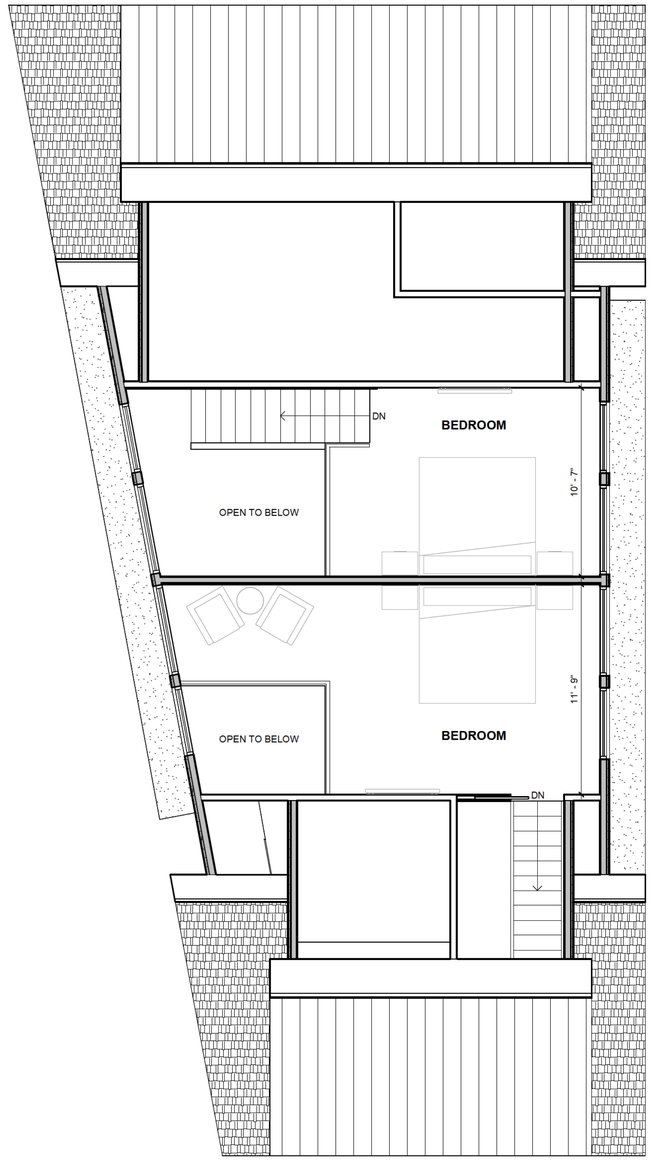
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2025.13

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SHEET TITLE:
Floor Plans

SHEET NO:
A-2



1 A-3 THIRD FLOOR
SCALE: 1/4" = 1'-0"

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PROFESSIONAL SEAL:

PRELIMINARY
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ISSUED:
04-29-26 Revision

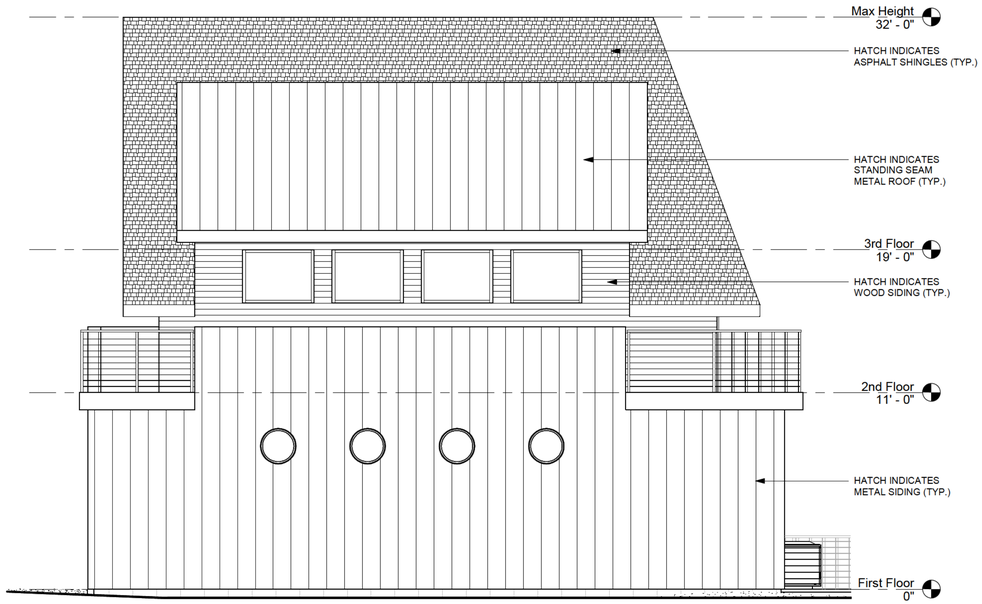
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SHEET TITLE:
Third Floor

SHEET NO:
A-3



2 / A-4 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 / A-4 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

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ISSUED:
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04-29-26 Revision

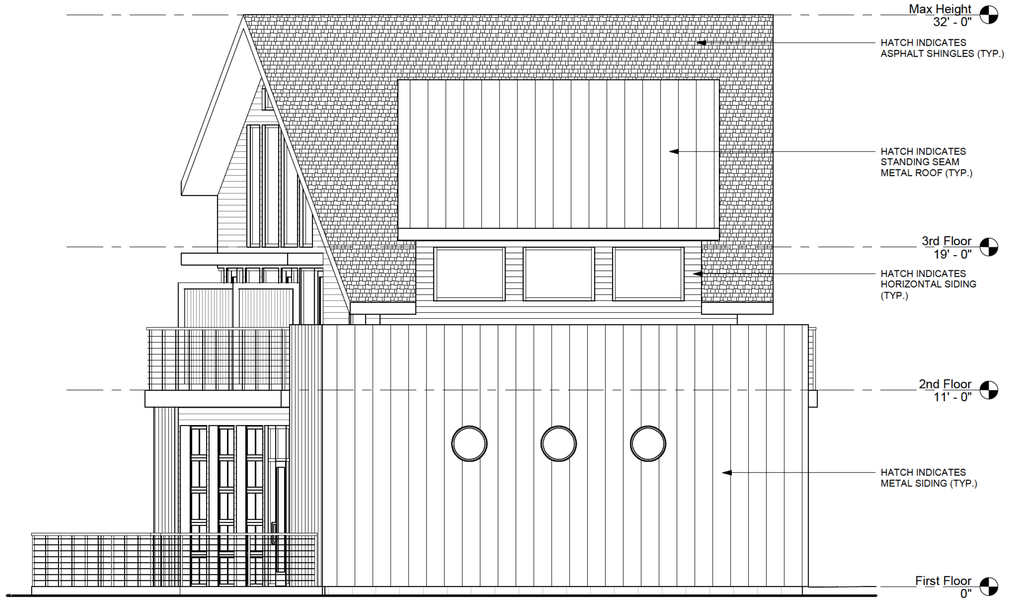
PROJECT NO:
2025.13

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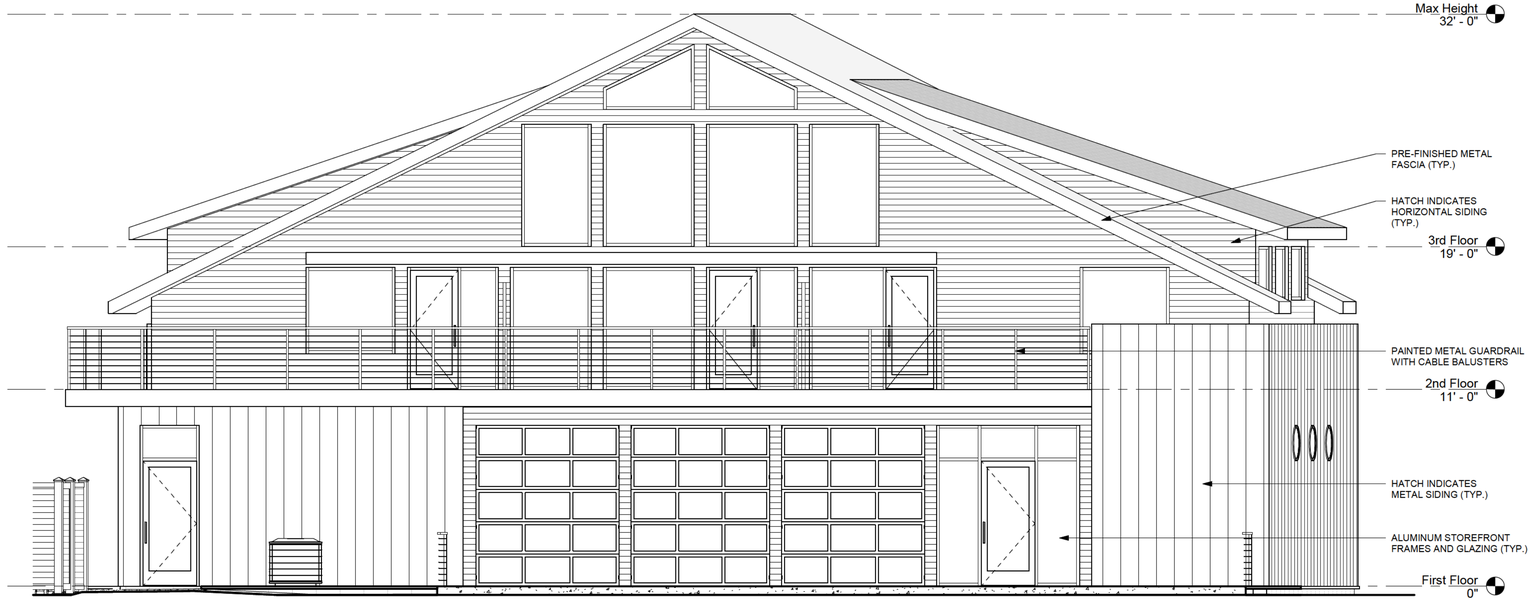
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SHEET TITLE:
Exterior Elevations

SHEET NO:
A-4



2 / A-5 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 / A-5 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

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ISSUED:
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04-29-26 Revision

PROJECT NO:
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SHEET TITLE:
Exterior Elevations

SHEET NO:
A-5